



The Town of Coopertown
2525 Burgess Gower Road
Springfield, TN 37172
615 382-4470 FAX 615 382-4439

MINUTES

COOPERTOWN PLANNING COMMISSION

April 16, 2012

I. Call to Order

The meeting was called to order at 6:00 p.m. by Chairman Werner.

II. Pledge of Allegiance

III. Roll Call was conducted by Vicky Bumgardner, Building Commissioner.

Present:

Mike Werner, Chairman
Ralph White, Vice Chairman
Barbara Anderson
Glen Guyor
Peggy Ruth, Alderman
Sam Childs, Mayor

Absent:

Martha Wall

Other Attendees:

Cherie Akers, City Planner
James Bice, Board of Zoning Appeals member
Vicky Bumgardner, Building Commissioner
Mike Delvzizis, City Engineer

IV. Approve Meeting Minutes from March 19, 2012.

Chairman Werner asked for a motion to approve the March 19, 2012 meeting minutes as submitted.

Mayor Childs motioned to approve the March 19, 2012 meeting minutes.

Barbara Anderson seconded the motion.

All in favor signified by saying 'Aye'.

Motion passed unanimously.

V. Old Business

1. Bonds Discussion Continued – Mike Delvzizis, City Engineer

Chairman Werner asked for a motion to approve the draft of Article III, as submitted, along with the Performance Agreement and Maintenance Agreement appendices but final approval to be granted only after Mayor Childs has the opportunity to obtain feedback from MTAS or other legal counsel. Revisions should be made based upon legal counsel directives before bringing the documents back to the Commission for final approval, with a public hearing to be scheduled at that time.

Barbara Anderson made the motion as stated.

Peggy Ruth seconded the motion.

All in favor signified by saying "Aye".

The motion passed unanimously.

2. Land Use & Transportation Policy Plan: Illustration 13

Discussion included Approval of Illustration 13 with the addition of the Industrial Commercial area being layered with an Historic overlay and a change to the parcel at the corner of Burgess Gower and Hwy 49 from agricultural use to general commercial use due to, in part, its abutting the Trail of Tears route. It was decided that final revisions would be made by GNRC's mapping department, once completed a copy provided to City Hall. At that time a public notice will be submitted to the Robertson County Times, the same posted on www.coopertowntn.org and on City Hall's bulletin board, inviting public viewing and comment of Illustration 13 revisions for a period of no less than 30 days. After the 30 days has ended, a public hearing will occur during the June Planning Commission meeting. The revisions will not be typed up as an ordinance. The map is to be used as a guide for future land use decisions only.

Chairman Werner asked for a motion to adopt the map with the revisions discussed tonight.

Mayor Childs made the motion to adopt the map with final revisions as discussed.

Barbara Anderson seconded the motion.

All in favor signified by saying 'Aye'.

The motion passed unanimously.

3. Discuss Roads Checklists for Possible Dedications

Autumn Hills – Autumn Drive and Hickory Drive

Discussed ratio of homes built to lots still vacant. Only 55.1% complete. Also noted that Phase 1 and Phase 2 are actually co-mingled between Autumn Drive and Hickory Drive.

Chairman Werner asked for a motion that a formal letter be sent to the developer of Autumn Hills that we cannot accept their roads due to the lack of build-out of the subdivision.

Barbara Anderson made the motion to send a letter to the builder advising why the Town cannot accept the roads at this time.

Glen Guyor seconded the motion.

All in favor signified by saying 'Aye'.

The motion passed unanimously.

Hunter Green Phase 3 – Linnwood Way, Wood Glen Court and Woodwind Circle

Discussion included that there is no top coat on Linnwood Way or Woodwind Circle. Drainage issues exist that need to be addressed as well. The subdivision does meet the build out requirement and may in fact be at a percentage that disallows us from issuing further building permits until the roads have been completed.

Chairman Werner asked for a motion that a formal letter be sent to the developer of Hunter Green subdivision, stating the Commission's reason for denying Linnwood Way, Wood Glen Court and Woodwind Circle.

Ralph White made the motion to send a letter explaining the Commission's reason for denial of Linnwood Way, Wood Glen Court and Woodwind Circle.

Glen Guyor seconded the motion.

All in favor signified by saying 'Aye'.

The motion passed unanimously.

At this point in the meeting (7:00 p.m.) Peggy Ruth made a motion to take a five(5) minute recess.

Glen Guyor seconded the motion.

All in favor signified by saying 'Aye'.

Chairman Werner called the meeting back to order at 7:10 p.m.

Oak Point Phase 1 – Elaina, Jeanne Drive, Kacie Drive and Joey Court

Mayor Childs provided the committee a copy of the e-mail reply from MTAS legal counsel, Josh Jones, regarding who owns the roads in various phases of Oak Point subdivision. Discussion included the bank's foreclosure on the development and that they are the likely owners of the property. But, the question remained who would the Town be accepting the roads from since there has not been a formal letter of dedication submitted. Mayor Childs noted his recollection of the roads dedication for Phase 1 would have occurred had a new administration that came in November 2004 hadn't fired all the Planning Commission members. He stated the roads were completed according to spec and that the first reading for the road dedication was approved but never followed through. As a result, the second reading to adopt the roads in Phase 1 never occurred.

Chairman Werner asked for a motion to table further discussion of any Oak Point road dedications until City Administration obtains a definitive answer from legal counsel as to how to proceed.

Ralph White made the motion to table discussion.

Barbara Anderson seconded the motion.

All in favor signified by saying 'Aye'.

The motion passed unanimously, with Glen Guyer recusing himself as he lives in Oak Point Subdivision, Phase 1.

VI. New Business

1. Approve Attendees 4 CEU Credit Hours for UT MTAS course, "Planning & Zoning" held March 28, 2012 in Franklin.

Chairman Werner asked for a motion to approve the attendees 4 CEU credit hours for UT MTAS course.

Mayor Childs made the motion to approve attendees receiving 4 CEU credit hours.
Barbara Anderson seconded the motion.
All in favor signified by saying 'Aye'.
The motion passed unanimously.

VII. Adjournment

Chairman Werner asked for a motion to adjourn the meeting.
Ralph White motioned to adjourn.
Glen Guyor seconded the motion.
All in favor signified by saying 'Aye'.
The motion passed unanimously.

The meeting adjourned at 7:25 p.m.

Typed meeting minutes prepared by Sharon Allen, City Clerk.

These minutes are respectfully submitted by:

Martha Wall
Secretary

5/21/12
Date