



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

## MINUTES

### COOPERTOWN PLANNING COMMISSION

May 21, 2012

#### I. Call to Order

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

#### II. Pledge of Allegiance

#### III. Roll Call was conducted by Secretary Wall.

Present:

Mike Werner, Chairman  
Martha Wall  
Barbara Anderson  
Ralph White  
Mayor Childs  
Peggy Ruth  
Glen Guyor

Other Attendees:

Cherie Akers, City Planner  
Vicky Bumgardner, Building Commissioner  
Sam Edwards, GNRC

Mayor Childs made a motion to move item five to item four and put our guest speaker on first and after that to switch agenda item seven to item six.

Peggy Ruth seconded the motion.

All signified by saying "Aye."

The motion passed unanimously.

Mayor Childs introduced Sam H. Edwards with the Greater Nashville Regional Council who spoke of the responsibilities and requirements of a municipal Planning Commission.

**After Mr. Edwards completed his presentation Chairman Werner asked for a motion to use Mr. Edwards' one hour presentation toward continuing education annual credit requirements for the Commission Members.**

Barbara Anderson made the motion to use the time toward ongoing training requirements.

Mayor Childs seconded the motion.

All in favor signified by saying 'Aye.'

The motion passed unanimously.

#### **IV. Approve Meeting Minutes from April 16, 2012.**

Chairman Werner asked for a motion to approve the April 16, 2012 meeting minutes as submitted.

Mayor Childs made the motion to accept the meeting minutes as presented.

Vice Mayor Ruth seconded the motion.

All in favor signified by saying 'Aye.'

The motion passed unanimously.

#### **V. New Business**

##### **1. John Bostelman Application – Subdivide of 7.67 Acres at 2826 Battle Creek Rd.**

Due to the fact that the applicant had submitted both the subdivide and rezone request both items were discussed simultaneously. City Planner, Cherie Akers, stated a rezone from Agriculture to Rural Residential (RA) would create "spot zoning", and sited the Town's Land Use and Transportation Policy Plan, Illustration 13 as identifying this area as future agricultural use. Discussion around options led the applicant and surveyor to leave with a possible plan to increase Mr. Bostelman's lot from 3.25 to 4.00 acres which would not require a rezone application. The Committee asked the applicant and Surveyor, Jeff Chandler with Chandler Surveying, to amend the current plat and return to the next meeting for continued review.

Chairman Werner asked for a motion to deny the current plat as submitted based on the fact that it creates a non-conforming lot.

Barbara Anderson made the motion to deny.

Glen Guyor seconded the motion.

All in favor signified by saying 'Aye.'

The motion passed unanimously.

##### **2. John Bostelman Application – Rezone 3.15 Acres at 2826 Battle Creek Rd. from AG to RA.**

*See agenda item 1 above for discussion points.* Rezone application may be withdrawn.

##### **3. Darrel Thompson – Sign Request for Saddle Club/Riding Arena at 4259 Mt. Zion Rd Springfield, TN.**

Review of the sign specs occurred. Sign dimensions and requirements were discussed and approved for compliance based on Coopertown Zoning Ordinance Section 4.080, Item A. 1-7 & 9, and Item B.

Chairman Werner asked for a motion to approve the sign application for "Thompson Farm" as it meets requirements as presented.

Martha Wall made a motion to accept the signage request as it meets our requirements.

Vice Mayor Ruth seconded the motion.

All in favor signified by saying 'Aye.'

The motion passed unanimously.

## **VI. Old Business**

### **1. Subdivision Regulations – Article III Revisions (Surety Bonds)**

Mayor stated the document has been turned over to legal counsel, no word back yet.

Chairman Werner asked for a motion to table this item until we have more definitive legal feedback.

Mayor Childs made the motion to table the agenda item until the attorney responds.

Glen Guyor seconded the motion.

All in favor signified by saying 'Aye.'

The motion passed unanimously.

### **2. Land Use and Transportation Policy Plan: Illustration 13**

Discussion included a status update. Illustration 13 is open to the public, placed on the meeting table at City Hall and will be available for public comment until the offices close at 5:00 p.m., June 18, 2012. At the next Planning Commission meeting on June 18 at 6:00 p.m. a public hearing will occur and the updated future development plan will be voted on. The Commission reviewed the final map and discussed adding more protection to the Historic overlay district. Specifically, discussion occurred about adding the overlay to both sides of Burgess Gower and a portion of Old Coopertown Road already identified on one side but not on both.

Chairman Werner asked for a motion to extend protection for the Historic overlay district by 100 feet on the south side of Burgess Gower Road between Hwy 49 and to the extent of the current red boundary.

Vice Mayor Ruth made the motion to increase the boundary on the south side.

Ralph White seconded the motion.

Discussion continued. Members wondered if 100 feet was adequate and should the entire Trail of Tears route be placed in this overlay. Because of additional comments regarding what should actually be deemed the Historic District, Vice Mayor Ruth withdrew her motion.

## **VII. Adjournment**

Chairman Werner asked for a motion to adjourn the meeting.

Martha Wall motioned to adjourn the meeting.

Ralph White seconded the motion.

All in favor signified by saying 'Aye'.


The motion passed unanimously.

The meeting adjourned at 7:50 p.m.

**Original notes generated by Sharon Allen, City Clerk.**

These minutes are respectfully submitted by:

  
\_\_\_\_\_  
Planning Commission Secretary

  
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Date