



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

Meeting Minutes

COOPERTOWN BOARD OF ZONING APPEALS

April 15, 2013

I. Call to Order

The meeting was called to order by Chairman Jim Bice at 5:08 p.m.

II. Pledge of Allegiance

The meeting attendees pledged allegiance to the flag.

III. Roll Call

Members Present:

Jim Bice, Chairman
Sam Childs, Mayor
Peggy Ruth
Martha Wall, Secretary

Members Absent:

Thomas King, Vice Chairman

Other Attendees:

John Grosvenor
Mike Rutherford
Vicky Bumgardner, Building Commissioner

IV. Approve Meeting Minutes from March 18, 2013.

Chairman Bice asked for a motion to approve the meeting minutes from March 18, 2013.

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

Peggy Ruth seconded the motion.

All those in favor signified so by saying, "Aye."

The motion passed unanimously.

V. New Business

- 1. John Grosvenor of 2023 Old Hwy 431 S., Greenbrier, TN Application - Special Exception – Major Home Occupation.**

Mr. Grosvenor owns and operates Iceburg, Inc., a heat and air conditioner repair business. Originally the business took place out of his home at 2826 Henry Gower but the business moved to 2023 Old Hwy 431 in late 2009. The Henry Gower home is now being rented out. Mr. Grosvenor explained that he has 2 part-time employees during the busy season, 1 family member working full time, and him. The Board asked about parking for the employees and for the work vehicles. Chairman Bice read aloud the zoning requirements for a Major Home Occupation, stressing that work vehicles cannot be visible to passersby, no outside storage of work equipment, tools and supplies, as well as compliance with the ratio of business space to living space.

Mr. Grosvenor indicated his vehicles could fit into the sheds if he pulls his camper and boat outside and that supplies would be stored in the shed. Chairman Bice asked the applicant about his hours of operation. Mr. Grosvenor indicated they gather around 7:00 a.m. and the work day ends by 5:00 p.m. The Board discussed allowing for this business to continue on with the current hours due to the fact that they simply gather before heading to off-premises worksites.

Chairman Bice asked for a motion to approve Mr. Grosvenor's Special Exception application for a Major Home Occupation based upon the applicant agreeing to follow regulations as outlined in Coopertown Zoning Ordinance Article IV, Section 4.042, Item 5. a. thru l.

Mayor Childs made the motion to approve Mr. Grosvenor's Special Exception request for a Major Home Occupation.

Peggy Ruth seconded the motion.

All those in favor signified so by saying, "Aye."

The motion passed unanimously.

2. Mike Rutherford of 2186 H. York Rd., Pleasant View, Application for Variance – Second Driveway to Corner Lot.

Mr. Rutherford explained he graveled what he believes appears to be an old dirt road behind his house, and still utilized by the utility company to access power poles. He also stated that after heavy rains, the water is coming up to the back of his house and that due to the poor drainage on this lot, considerable grading will need to be done on the lot to resolve the issue. The work will involve building a berm, and possibly a French drain around the house. After these repairs have been made there will be no other location suitable to build a detached garage and that entrance used by the utility trucks will be the access by which he will get to a new garage on the lot. Mr. Rutherford requested a variance for a second driveway that would access this new garage located on the back of the corner lot. The Board discussed whether or not current subdivision regulations and Ordinance 2011-012 would allow for a second driveway. Bryan Collins, State Planner, stated that Coopertown's Subdivision Regulations Article III, Section 3.090, B. allow for a second point of access to a public street therefore this particular case could have been approved by the Planning Commission.

Chairman Bice asked for a motion to approve the request for a second driveway.

Peggy Ruth made the motion to approve Mr. Rutherford's application for a variance to install a second driveway.

Secretary Wall seconded the motion.

All those in favor signified so by saying, "Aye."

The motion passed unanimously.

VI. Old Business

None

VIII. Adjournment

Chairman Bice asked for a motion to adjourn the meeting.

Secretary Wall motioned to adjourn the meeting.

Peggy Ruth seconded the motion.

All those in favor signified so by saying, "Aye."

The motion passed unanimously.

The meeting adjourned at 6:00 p.m.

Original notes generated by Sharon Allen, City Clerk.

These minutes are respectfully submitted by: Mantha Wall 5/20/13
Secretary Date