



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

**PLANNING COMMISSION
MEETING**
Monday, October 15, 2012
6:00 P.M.

MEETING MINUTES

I. Call to Order

Mayor Childs advised that Chairman Werner came in several weeks ago and resigned as Chairman due to personal reasons. He suggested appointing an interim Chairman until the January meeting when new officers are voted in. It was concluded this should be handled under New Business.

The meeting was called to order by Secretary Martha Wall due to the absence of Vice Chairman Ralph White and former Chairman Werner's resignation from the Commission.

The meeting started at 6:05 p.m.

II. Pledge of Allegiance

III. Roll Call – conducted by Secretary Wall.

Present:

Martha Wall
Barbara Anderson
Mayor Childs
Peggy Ruth
Glen Guyor

Absent:

Ralph White

Also Present:

Building Commissioner, Vicky Bumgardner
City Planner, Bryan Collins
City Engineer, Mike Delvzizis

IV. Approve Meeting Minutes from September 17, 2012.

Barbara Anderson made a motion to table the September 17, 2012 meeting minutes until the November meeting after Peggy Ruth questioned whether or not the notes before them were accurate.

Mayor Childs seconded the motion.

All in favor signified by saying 'Aye'.

The motion passed unanimously.

V. **New Business**

1. Elect New Chairman due to Michael Werner resigning.

Discussion regarding who to appoint as Interim Chairman occurred briefly and it was determined that because Vice Chairman White was absent, Secretary Martha Wall would stand in as Interim Chairman until new officers are selected at the January 2013 meeting. The group agreed unanimously.

At this point in the meeting Vicky Bumgardner presented the correct copy of the Planning Commission's last meeting (the first copy presented was an unfinished draft) at which point Chairman Wall asked for a motion to re-open discussion on the meeting minutes from September 17, 2012.

Mayor Childs motioned to re-open discussion.

Peggy Ruth seconded the motion.

All members voiced agreement.

Chairman Wall asked for a motion to approve the September 17, 2012 meeting minutes as presented.

Mayor Childs made a motion to approve the September 17, 2012 meeting minutes.

Barbara Anderson seconded the motion.

All in favor signified by saying 'Aye'.

The motion passed unanimously.

Chairman Wall suggested the members of the Commission take public comment at this point in the meeting. Ms. Jimi Chappell had signed-in to speak. She addressed the Commission in regard to her plan to subdivide her house from Chappell Acres, a building she has used to hold weddings, parties, and meetings since before Coopertown incorporated. Presently she owns two lots side-by-side, both of which are zoned AG; she plans to rezone both parcels to Rural Residential (RA). She was advised by City Planner, Bryan Collins, that both tracts must be a minimum of 40,000 square feet to meet the RA zone designation. Ms. Chappell was advised to complete the application process, pay the necessary fees and submit plans and plats for review.

New Business resumed at this point in the meeting.

2. Adopt revisions to **Article IV of Subdivision Regulations, Re: Driveways and Access to Lots – Public Hearing - Resolution #SR2012-012**

No public present for comment. No comments were submitted during the 30-day comment period, either.

Chairman Wall asked for a motion to adopt revisions to Article IV.

Glen Guyor made the motion to approve Resolution #SR2012-012.

Barbara Anderson seconded the motion.

There was no further discussion.

All in favor signified by saying 'Aye'.

The motion passed unanimously.

3. Approve revisions/recommend to Board, **Article III – Zoning Ordinance RE: Driveways and Access to Lots – Ordinance #2012-017**

Discussion included that the intent is to clear up language in Coopertown's Zoning Ordinance to be consistent with the new regulations just approved regarding the Subdivision Regulations.

Chairman Wall asked for a motion to recommend approval of Ordinance #2012-017 to the Board of Mayor and Aldermen.

Glen Guyor made the motion to recommend approval of Ordinance #2012-017 to the Board. Barbara Anderson seconded the motion.

There was no further discussion.

All in favor signified by saying 'Aye'.

The motion passed unanimously.

4. **Adopt New Article III, Subdivision Regulations, "Assurance for Completion and Maintenance of Improvements", Public Hearing - Resolution #SR2012-011.**

No public present for comment. No comments were submitted during the 30-day comment period, either.

Mayor Childs made the motion to adopt new Article III of the Subdivision Regulations (remove the old section in its entirety) and its appendices.

Peggy Ruth seconded the motion.

There was no further discussion.

All in favor signified by saying 'Aye'.

The motion passed unanimously.

5. Discuss possible Ordinance RE: definition of "Livestock".

Members reviewed the draft and discussed the importance of clarification of the word livestock, especially in terms of which animals are considered a pet vs. livestock and which are appropriate to have as pets in residential areas. The addition of the phrase, "include but not limited to" was to be inserted after household pets and after Livestock, and using the word "fowl" to capture all types of birds (i.e. peacock, turkey, etc.) The title of the Ordinance was modified to read, **ORDINANCE DEFINING THE TERM "LIVESTOCK", AS IT PERTAINS TO POSSESSION OF, IN NON-AGRICULTURAL AREAS".**

Chairman Wall asked for a motion to approve the new definition as clarified in Ordinance #2012-020 and make recommendation to the Board of Mayor and Aldermen for approval.

Mayor Childs made the motion to approve **Ordinance #2012-020.**

Peggy Ruth seconded the motion.

There was no further discussion.

All in favor signified by saying 'Aye'.

The motion passed unanimously.

VI. Old Business

1. Planning Work Program for New Fiscal Year – Bryan Collins

The Planning Work Program was tabled until after the November election.

- Discuss build out % - lot sales only vs. built on lots and the 75% rule.
The Commission determined it would be left as stated in the Subdivision Regulations Section 3-104. No change to occur.
- Sign Ordinance
Barbara Anderson made a motion to table discussion until the November meeting
Peggy Ruth seconded the motion.

There was no further discussion.

All in favor signified by saying 'Aye'.

The motion passed unanimously.

VII. Comments from Members and Citizens

None.

VIII. Adjournment

Chairman Wall asked for a motion to adjourn the meeting.

Barbara Anderson made the motion to adjourn.

Glen Guyor seconded the motion.

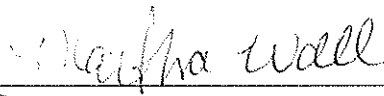
All in favor signified by saying 'Aye'.

The motion passed unanimously.

The meeting adjourned at 7:45 p.m.

Original notes generated by Sharon Allen, City Clerk.

These minutes are respectfully submitted by:


Secretary

11/14/12
Date