



The Town of Coopertown  
2525 Burgess Gower Road  
Springfield, TN 37172  
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## MINUTES

### COOPERTOWN PLANNING COMMISSION

March 19, 2012

#### **I. Call to Order**

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

#### **II. Roll Call** was conducted by Secretary Wall.

Present:

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

Other Attendees:

Town Representatives –  
Cherie Akers, City Planner  
Mike Delvizi, City Engineer  
Vicky Bumgardner, Bldg. Comm.  
R.D. Huffines, Bldg. Inspector

Citizens Signed Up to Speak:

Denise Burton

#### **III. Approve Meeting Minutes from February 1, 2012.**

Chairman Werner asked for a motion to approve the February 1, 2012 meeting minutes.

Mayor Childs motioned to approve the February 1, 2012 meeting minutes.

Peggy Ruth seconded the motion.

All in favor signified by saying 'Aye'.

Motion passed with Mike Werner abstaining due to not having attended the previous meeting.

#### **IV. Comments from Members and Citizens**

Denese Burton voiced concern regarding rumors of a Dollar General Store purchasing Mr. Dorris "Butch" Anderson's property in order to build a store. Ms. Burton addressed the Planning Commission on behalf of home owners/property owners in Crossroads subdivision which is located at Hwy 49 and Sandy Springs Rd. She stated that they have restricted

covenants in their subdivision disallowing commercial development. Coopertown Building Commissioner, Vicky Bumgardner stated no rezone application has been submitted by Mr. Anderson. Ms. Burton handed over a petition to the Commission signed by 9 of the 12 lot owners.

*A 5 minute recess occurred before moving forward with Old Business.*

## **V. Old Business**

*At this point in the meeting Chairman Werner asked for a motion to move Old Business up for discussion, and specifically agenda item 3.*

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

Discussion included whether or not the Planning Commission would remove the Crossroads subdivision from Illustration 13 which identifies the area near Hwy 49 and Sandy Springs Road as possible future commercial development, as well as correct the historic overlay district which includes the Trail of Tears.

Martha Wall motioned to close discussion on illustration 13 for the evening.

Ralph White seconded the motion.

The motion passed unanimously.

## **VI. New Business**

### **1. Review 5 Subdivisions Roads Checklists for Possible Dedication**

#### **a. Autumn Hills Phase 1 - Autumn Drive and Hickory Drive**

Discussion included whether the builder is now at 75% build out. It was discovered that these roads are not only in Phase 1 but also in Phase 2.

Barbara Anderson motioned to table Autumn Hills roads discussion until a final answer regarding percentage of completed construction can be answered.

Peggy Ruth seconded the motion.

All in favor signified by saying 'Aye'.

Motion passed unanimously.

#### **b. Bella Vista Phase 3 – Annsley Place**

Discussion brought out that there was no pending application for dedication and no action before the committee on this road dedication.

Mayor Childs motioned that no action be taken due to not having an application before the committee for dedication.

Glen Guyor seconded the motion.

All in favor signified by saying 'Aye.'

Motion passed unanimously.

#### **c. Crabtree Acres – Christy Lane**

Discussion included recommending dedication and accepting Christy Lane.

Ralph White motioned to accept Christy Lane.

Martha Wall seconded the motion.

All in favor signified by saying 'Aye.'

Motion passed unanimously.

d. Hunter Green – Linwood Way, Wood Glen Court, Woodwind Circle  
Discussion included looking at percent of build out; issuance of building permits must cease if at 90% completion. There is no top coat on Linwood Way or Woodwind Circle.

Chairman Werner asked for a motion to not recommend Linwood Way, Woodwind Circle or Wood Glen Court for dedication.

Martha Wall motioned to not recommend Linwood Way, Woodwind Circle or Wood Glen Court for dedication.

Ralph White seconded the motion.

All in favor signified by saying 'Aye.'

Motion passed unanimously.

e. Oak Point Phase 1 – Elaina Jeanne Drive, Kacie Drive, Oak Pointe Drive and the Phase 1 section of Joey Court.

Discussion brought out the need to get clarification on ownership – who is actually dedicating these roads over to the Town? Who would the Town accept the roads from?

Chairman Werner asked for a motion to table discussion regarding Oak Pointe Subdivision's road dedications until the advice of council can be obtained.

Mayor Childs motioned to table discussion on Oak Point's road adoptions until those questions can be answered by an attorney.

Barbara Anderson seconded the motion.

Motion passed with 5 Yes's and 2 abstentions, Martha Wall & Glen Guyor reside in Oak Pointe Subdivision.

Chairman Werner asked for a motion to close discussion on agenda item 1. of New Business.

Mayor Childs motioned to close discussion on agenda item 1. of New Business.

Ralph White seconded the motion.

All in favor signified by saying 'Aye.'

The motion passed unanimously.

## **VII. Old Business Items No. 1 and No. 2**

1. Driveway Regulations – Mike Delvzizis, City Engineer
2. Bonds Discussion Continued

Chairman Werner asked for a motion to table further discussion on agenda items 1 and 2 until the next PC meeting.

Mayor Childs motioned to table discussion for agenda items 1 and 2 until next meeting.

Barbara Anderson seconded the motion.

All in favor signified by saying 'Aye.'

The motion passed unanimously.

## **VIII. Adjournment**

*At this point in the meeting Chairman Werner voted to use the discussion time toward annual training requirements.*

Chairman Werner asked for a motion to use Cherie Akers presentation regarding bills before the State Senate and House regarding planning and zoning changes being proposed toward annual training requirements.

Barbara Anderson motioned to use Cherie Akers presentation regarding bills before the State Senate and House regarding planning and zoning changes toward annual training requirements.

Mayor Childs seconded the motion.

All in favor signified by saying 'Aye.'

The motion passed unanimously.

Chairman Werner asked for a motion to adjourn.

Mayor Childs motioned to adjourn.

Peggy Ruth seconded the motion.

All in favor signified by saying 'Aye.'

The motion passed unanimously.

The meeting adjourned at 8:00 p.m.

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

These minutes are respectfully submitted by:

Peggy Ruth  
Secretary  
for Martha Wall

4-16-12  
Date

**NOTE: 30 MINUTES OF TRAINING OCCURRED DURING THIS MEETING BY REGIONAL PLANNER, CHERIE AKERS, AICP.**