



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

**PLANNING COMMISSION
MEETING**
Tuesday, March 5, 2013
6:00 P.M.

MEETING MINUTES

I. Call to Order

The meeting was called to order by Chairman Martha Wall at 6:05 p.m.

II. Pledge of Allegiance

III. Roll Call was conducted by Secretary Glen Guyor.

Present:

Martha Wall
Barbara Anderson
Ralph White
Mayor Sam Childs
Peggy Ruth
Glen Guyor

Also Present:

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

IV. Approve Meeting Minutes from January 24, 2013

Chairman Wall asked for a motion to approve the January 24, 2013 meeting minutes.

Mayor Childs made the motion to approve the January 24, 2013 meeting minutes as presented.

Ralph White seconded the motion.

All in favor signified by saying, 'Aye'.

The motion passed unanimously.

V. New Business

1. Appoint a Vice Chairman

Chairman Wall asked for a nomination for Vice Chairman.

After some discussion a motion was made by Mayor Childs to nominate Peggy Ruth. In the event both the Chair and Vice Chair are absent, Mayor Childs will act as Chairman. A voice vote was taken.

All in favor signified by saying, 'Aye'.

The motion to appoint Ms. Ruth to Vice Chair passed unanimously.

2. **Jeremy and Tracy Baker – Rezone application for 1867 McMahan Hollow Road from General Industrial (IA) to Rural Residential (RA)**

Planner Bryan Collins shared comments stating, rezoning this parcel to residential use coincides with the Town's 20 year plan (Illustration 13) and present zoning of the bordering properties.

Chairman Wall asked for a motion to approve recommending to the Board the Baker's request to rezone from General Industrial (IA) to Rural Residential (RA) at 1867 McMahan Hollow Rd., formerly property used for *Baker's Home Improvement*.

Mayor Childs made a motion to recommend to the Board the Baker's rezone request. Barbara Anderson seconded the motion.

All in favor signified by saying, 'Aye'.

The motion passed unanimously.

3. **Robertson County Ordinance RE: Permitted Apartments**

The Commissioners reviewed both a draft ordinance and Robertson County's ordinance pertaining to permitting accessory apartments. After reviewing the documents questions arose: Why did Robertson County create their ordinance regarding allowing for accessory apartments? From what source did the County base the numbers/percentages that were used in their ordinance? Clarify definitions that seem to be contradicting.

Chairman Wall asked Vicky Bumgardner to contact Mr. Hoge and invite him to the next Planning Commission meeting to address these questions.

Chairman Wall asked for a motion to table this agenda item until the March 18th regular meeting of the Commission.

Barbara Anderson made the motion to table the item.
Peggy Ruth seconded the motion.

All in favor signified by saying, 'Aye'.

The motion passed unanimously.

4. **Subdivision Regulations RE: Completion of infrastructure from 10% to 25%**

Mayor Childs proposed changing the current Subdivision Regulations to require contractors complete all infrastructure at or before 75% of build out has occurred. If 75% build out is reached, and infrastructure is not complete, building permits would not be issued. Mike Delvizi, City Engineer, spoke to the pros and cons of making a change to 25% from the current 10%. After much discussion Mr. Delvizi indicated he would research other municipalities' guidelines and come back to the next meeting with his findings. The agenda item was tabled.

VI. Old Business

1. Sign Ordinance – revisions

Mayor Childs indicated he would like to work on a new draft copy of the sign ordinance rather than use the draft copy each received several months ago. Mayor indicated that version was nearly nine years old and felt it would be best to look at Brentwood or Franklin's sign ordinance due to the fact that theirs was upheld in a court of law. Bryan Collins suggested Coopertown seek out a municipality in like size and growth, such as Nolensville. After some discussion it was determined that a new draft would be presented to the Planning Commission.

Chairman Wall asked for a motion to table further discussion of a sign ordinance.

Ralph White made the motion to table the agenda item.
Glen Guyor seconded the motion.

All in favor signified by saying, 'Aye'.

The motion passed unanimously.

At this point in the meeting Mike Delvizi addressed the Commission with findings regarding New Business agenda item 4. Mike used his smart phone to pull Clarksville's Subdivision Regulations. Specifically, those regulations include the requirement to post a bond if the developer wishes to postpone laying the second surface coat of asphalt. Their performance agreement also includes the percent threshold, as well as a time frame for execution in which the developer must apply the binder, not the surface course.

VII. Adjournment

Chairman Wall asked for a motion to adjourn the meeting.

Peggy Ruth made the motion to adjourn.
Mayor Childs seconded the motion.

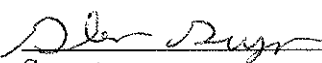
All in favor signified by saying, 'Aye'.

The motion passed unanimously.

The meeting adjourned at 7:40 p.m.

Original notes generated by Sharon Allen, City Clerk.

These minutes are respectfully submitted by:


Secretary

3/18/13
Date