

MINUTES

MONTEAGLE REGIONAL PLANNING COMMISSION MEETING

September 16, 2008

PRESENT: **Dean Lay**
 Eddie Derryberry
 Andy Baggenstoss
 J D Oliver
 Carter Underhill
 Chad Reece

The regular monthly meeting of the Monteagle Regional Planning Commission was called to order at 6:00 PM by Chairman Dean Lay.

The Minutes of the meeting of August 19, 2008, were approved as presented on a motion by Eddie Derryberry which was seconded by J D Oliver and passed unanimously.

OLD BUSINESS

None

NEW BUSINESS

- 1. SCOTT BENNETT – Mr. Bennett asked for approval to operate a bakery in his home on DuBose Street. It was explained to Mr. Bennett that this would be an approval on review for a home business. He is not permitted to have any on-premises consumption and that there can be no outward appearance of a business being conducted in the home - no signs, no parking provisions, etc. Mr. Bennett said he would be delivering all of the baked goods he produces. Chad Reece recommended approval of Mr. Bennett's request. J D Oliver made a motion to approve this use on review. Andy Baggenstoss seconded the motion and it passed 5/0.**
- 2. SHARON McKEE – FINAL PLAT – There was a discussion on the easement for**

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this property. There are three lots that enter off this easement and that exceeds the limit. Ms. McKee, however, enters off of the road that goes into the Shadow Rock Subdivision. Mr. Reece noted that approval of this plat would be the same as approving a variance for the easement, but, he stated, no more properties are being added and the easement already serves three lots. J D Oliver made a motion to grant a variance for the easement to approve access for three lots and to approve the final plat contingent on no additional lots being served from this easement and meeting the city street standards. Eddie Derryberry seconded the motion and it passed 5/0.

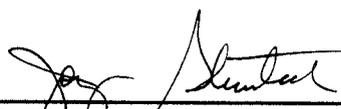
- 3. TRAINING SESSION – The annual training session for the Planning Commission members will be Monday, September 29th in Powell’s Crossroads.**
- 4. RAYMOND RELEFORD – Mr. Releford asked for a special permit to allow him to put a double-wide trailer on his lot for his mother in order to take care of her. He said he would like to put a 24x40 trailer on the back of his lot. He will not put it on a permanent foundation and it will be moved when there is no longer a need for it. Chad Reece explained that this can be approved for up to 18 months and then would require an extension every six months. However, the regs do not allow for a double-wide trailer and the BZA would have to approve a variance for this. The BZA will meet at 5:00 September 30th with a Planning Commission meeting to follow immediately.**
- 5. LANDSCAPE ORDINANCE - SIGNS - CODES ENFORCEMENT – There was a lengthy discussion on the possibility of doing a landscape ordinance. Chad Reece brought samples of ordinances from other cities for the board members to review. It was discussed also that the police department is currently doing some codes enforcement activity and the question arose about hiring a part-time certified officer to do this work. It was generally agreed that the codes enforcement officer should be separate from the building inspector. The Board members agreed to take copies of the sample landscaping ordinances home and**

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review them. They will discuss landscaping, signs, and codes enforcement at a future meeting.

There being no further business the meeting adjourned at 7:16 PM.

Respectfully submitted,



Joy Sturtevant, City Recorder