

# Monteagle Regional Planning Commission Minutes

## Tuesday, April 5, 2002, 6:00 PM CDT

Town Hall  
24 Dixie Lee Avenue  
Monteagle, TN 37356

Prior to the regular meeting of the Monteagle Regional Planning Commission a public workshop was held. At the workshop, Commissioner Provost made a motion, seconded by Commissioner Black. The motion was to have a public workshop at least 30 minutes before each regularly scheduled Monteagle Regional Planning Commission meeting. Chairman Russell queried the commissioners on the motion. The motion passed.

### I. Call to Order

Iva Michelle Russell, Chairman, called the meeting to order at 6:00 pm CDT. Ms. Russell called roll: Richard Black, Vice Chairman, Dorraine Parmley, Ed Provost, Peter Beasley and Mary Marilyn Rodman responded as present. Annya Shalun, SETDD was present. Janet Miller-Schmid, Secretary was absent.

### II. Approval of Previous Meeting Minutes

A motion by Mr. Beasley to approve the minutes of the March 1, 2022, meeting and the Special Called Meeting minutes of March 22, 2022, as distributed was seconded by Mr. Black. The motion passed.

### III. Staff and Community Reports

- A. Ms. Shalun reported that Dean Lay's minor subdivision plat has been approved.
- B. Town Building Inspector, Earl Geary reported he had more information regarding Manufactured Homes including definitions.
  1. All Manufactured Homes must meet HUD and Federal requirements. Single and double wide must have a decal which includes the Serial Number of the home placed inside the home by the installer. The Decal is usually placed inside a kitchen cabinet door.
  2. Clayton Mobile Homes do not meet these requirements. The Clayton Homes are Tiny Homes which are regulated as strictly recreational vehicles.
  3. A Modular Home is constructed from scratch and for a specific zone. Monteagle modular homes will be built for 4A zone with specific wind force and snow load requirements. (90pmh winds and 10# snow load).
  4. Mr. Geary has received 2 calls regarding the zoning and building on a large piece of property next to Cooley's Rift. The question was whether or not a pole barn could be built as a shop and then a house could be built later. Mr. Geary has indicated that on a single piece of property, "no two separate buildings may be built." Mr. Geary is concerned that perhaps the plan would be to build the pole barn and then live in it. The second caller asked if a pole barn could be built and divided into two sections, a section for equipment and a section to live in. Mr. Geary suggested the property might be subdivided to accommodate two structures, which would have to be determined by the Planning Commission.
  5. Mr. Geary said several things are not going to go away: interest in building tiny homes, agritourism and accessory buildings and the commissioners need to be aware of zoning.
  6. Mr. Geary received a call regarding the Mental Health facility near the Monteagle rest home. Ms. Shalun mentioned to the Commissioner's the property is protected by state law because it is a commercial enterprise.
- C. Mayor Rodman told the commissioners there have been more commercial land in the Monteagle area sold in the past few months than ever. Interest has been expressed in Tiny Home development in and R-1 Zone and one is outside the city limits. Mr. Geary said there is interest in an RV park which is outside the limits near Wells Road. Ms. Russell explained, we need to be concerned about water and sewage for any development.
- D. Mr. Provost made a procedural motion: The motion is that prior to any vote by the commissioners, there will be an open discussion. The motion was seconded by Mr. Black. The commissioners vote to approve the motion.

### IV. Old Business

- A. **New Website Information (Secretary Miller-Schmidt)**

Mr. Geary said that as the document has been presented it may be posted and that any changes required would easily be made. It will be post on the Monteagle website.

Discussion regarding many possible changes in zoning and all of the requests for large parcels of land use. Both Mayor Rodman and Ms. Shalun suggested going slow to make sure we get it right.

**B. Joint IDA-IES Model Lighting Ordinance ( Mayor Rodman)**

Mayor Rodman deferred to Councilman, Nate Wilson. Mr. Wilson mentioned there are two things to consider: commercial lighting and residential lighting. New development will be required to meet the guidelines once it is fully adopted. Residential lighting has two components: is the Light facing the residence or is it facing the street? If the light is facing the residence, the home owner must take care of the problem, if it is facing the street the town will handle the situation. However, everyone should consider being a "Good Neighbor". Lighted Signs were discussed as well. Mr. Geary said new commercial signs go to the Building Inspector but any brand-new development signage must go through the planning commission.

**V. New Business**

**A. Agricultural Zoning Ordinance Discussion (SETDD Staff)**

Ms. Shalun told the commissioners the survey had response from the commissioners regard the allowance of agriculture in the town limits. The majority of those responding felt the 50 acres or more should be considered for agriculture. Since there is only one property of that size in the town limits the zoning which is in the current ordinance is appropriate. However, should the Commissioners feel a change should be made, the commission would need to recommend the change to the Town Council for consideration. Ms. Russell noted there is a plan for animals to be placed on property next to the museum and that property is 36 acres. Mr. Provost said we need a consensus and we do not want to throw away anything that may be important and a lot of work must be done regarding Agriculture in town limits.

**B. Site Plan Requirements (Commissioner Provost)**

Mr. Provost said the site plan guidelines will be reviewed at the workshop before the next Monteagle Regional Planning Commission meeting. Ms. Shalun presented the commissioners with a document for them to review before he workshop, highlighted areas in the document are not already included in the Town Zoning Ordinances. The last page of the document is a checklist for signatures of the Water & Sewer Department, the Police, The Fire Department and others. Ms. Russell mentioned the Commission has to be concerned with Water and Sewage. Mr. Provost asked that site plans included capacity for water and sewage. Mr. Wilson asked who signed off on Water & Sewage. Mr. John Condra, Water & Sewage Department Head signs for water and sewage.

**VI. Hearing of Persons Having Business Before the Commission**

- A. **Tim Trahan (Country Mart) asked for a further clarification regarding signage. What about Neon sign?** Mr. Geary and Mayor Rodman explained the only neon signage the commission has dealt with recently has been with RBT.
- B. Mrs. Sparacio asked about building a house(home) on their property which is zoned C-2 not agriculture. Ms. Russell, explained there will need to be a permit to build a home on that property. Further information for Mrs. Sparacio will need to be determined with the aid for SETDD and the Commission.

**VII. Adjournment**

A motion by Mr. Beasley, seconded by Mr. Black was made to adjourn the meeting. The meeting was adjourned at 6:58 P.M. The next regular meeting will be May 3, 2022 at 6:00 P.M.

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Iva Michelle Russell, Chairman

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Janet Miller-Schmidt, Secretary