

**MINUTES  
MONTEAGLE REGIONAL PLANNING COMMISSION  
JULY 5, 2022  
6:00 PM**

**PRESENT:           CHAIRMAN, MICHELLE RUSSELL  
                      MARILYN RODMAN  
                      RICHARD BLACK  
                      JANET MILLER-SCHMIDT  
                      PETER BEASLEY  
                      ED PROVOST**

**ABSENT:           DORRAINE PARMLEY**

**APPROVAL OF MINUTES**

**Mr. Peter Beasley made a motion to approve the minutes of June 7, 2022. Mr. Richard Black seconded the motion and it passed unanimously 6/0.**

**OLD BUSINESS**

**Joint IDA-IES Model Lighting Ordinance – Annya will get with Mr. Nate Wilson and they will get back to the board.**

**Discussion on Permitting Apartments in C-2 – There was discussion on making this a use on review. This would be a BZA decision and could recommend this to the city council. This would change all C-2 properties. After discussion Ms. Janet Miller-Schmidt made a motion to recommend to the city council to amend the zoning ordinance section 501 for Special Exceptions permitted on review. Mr. Peter Beasley seconded the motion and it passed 5/1 on roll call with Mr. Richard Black voting No.**

**740 West Main Street Site Plan – Staff recommends that this project be denied and be resubmitted. Mr. Ed Provost made a motion to deny this site plan and have them resubmit. Mr. Richard Black seconded the motion and it passed unanimously 6/0.**

## **NEW BUSINESS**

**Discussing lowering acreage requirements for agricultural land use in C-2 – There was discussion the person has 36 acres and the requirement is 50 acres. This will not be changed and stays at 50 acres.**

**Discussing Monteagle Urban Growth Boundary – The planning commission has no authority on this matter. It takes county and city officials.**

**Pilot Expansion Site Plan – Representatives from Pilot were present to present a site plan and alternative landscaping plan. After review Mr. Ed Provost made a motion to approve the site plan and alternative landscaping plan for Pilot. Mr. Richard Black seconded the motion and it passed 5/0 with Ms. Marilyn Rodman not voting.**

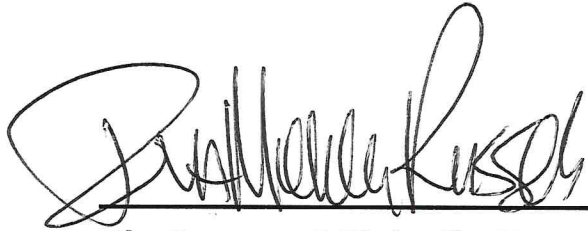
## **CITIZENS**

**Mr. Dean Lay asked about a distillery in C-2 zoning. Can it stand alone without selling food. Currently a distillery is allowed in C-1, C-2 and C-3. It can stand alone in C-1 and C-2 but not in C-3. Mr. Lay would like a letter from the city stating that a stand alone distillery is allowed in C-2.**

**Mr. Lay has also bought property on Dixie Lee Ave, the old Key Stop property, and would like to put storage containers for sale and rent. He would put up a fence but does not think he needs a site plan. Mr. Earl Geary stated that the property is in a C-3 zone and does require a site plan. This is only allowed in C-2. Annya will review.**

**There being no other business the meeting adjourned at  
6:52 pm.**

**Respectfully submitted,**

A handwritten signature in cursive script, appearing to read "Michelle Russell", written over a horizontal line.

**Chairman, Michelle Russell**

A handwritten signature in cursive script, appearing to read "Debbie Taylor", written over a horizontal line.

**City Recorder, Debbie Taylor**