

## **MINUTES**

### **MONTEAGLE REGIONAL PLANNING COMMISSION**

**February 19, 2008**

**PRESENT:**        **Dean Lay**  
                      **Andy Baggenstoss**  
                      **J D Oliver**  
                      **Lex Orr**  
                      **Charles Rollins**

**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 regular meeting of January 15, and the BZA meeting of January 29, 2008, were approved on a motion by Lex Orr which was seconded by Andy Baggenstoss and passed 5/0.**

#### **PERSONS HAVING BUSINESS NOT ON THE AGENDA**

- 1. George Cohron, pastor of the Pentecostal Church, said his church is going to add a dining hall. He wanted to know what he needs to do. He was told he would have to do a site plan and he will come by city hall tomorrow morning to get a copy of the requirements. In order to have this on the agenda for the March 18<sup>th</sup> meeting, he was told he will have to have the site plan to Chad Reece by March 11<sup>th</sup>.**

#### **OLD BUSINESS**

**None**

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**NEW BUSINESS**

- 1. LAUREL CREEK CAMP SUBDIVISION – Final Plat – James David Oliver has submitted a plat for this subdivision to Chad Reece. Mr. Reece said there is a question of whether the street this project is on, Chickory Lane, is a city street. Mr. Oliver said they had deeded this over to the city about 15 years ago. He will find the paperwork on it and have copies at the next meeting. Chad Reece noted that the board needs to deny approval of the plat or it is automatically approved in 45 days. Lex Orr made a motion to deny approval of the plat. Andy Baggenstoss seconded the motion and it passed 5/0.**
- 2. HIGHLAND BLUFF ESTATES – Final Plat – There are 27 lots of more than five acres each. The developer was not present at the meeting. The water service will be from Tracy City. The road is currently on a neighboring property. The road is to be moved. It was noted that they would need something from Monteagle about Tracy City serving the water and the road needs to be shown on the plat on their property. Charles Rollins made a motion to deny approval at this time. Lex Orr seconded the motion and it passed 5/0.**
- 3. COOLEY’S RIFT – Conceptual Site Plan – The developers of this project presented a conceptual site plan which changes the layout of the development from the plan that was approved in 2007. The new plan will have some of the residences back in Franklin County. The new plan has nine “villages” each of which comes off of a main road onto a lesser road which will lead to each building site. According to Chad Reece, this plan meets all of the criteria of a PUD, but we may need to amend our street standards within the PUD regs to allow for the type of secondary streets they want to use in each of the “villages.” All the board is doing tonight is simply looking at the overview of the project. No approval was asked for or granted. It was noted that when New Life Development comes back to the**

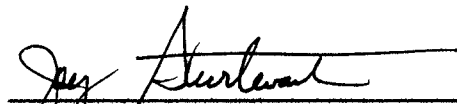
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**Planning Commission for approval, all of the requirements will have to be met. Chairman Lay asked for comments from the board members and the audience. Lex Orr thanked New Life Development for presenting the new concept for their project. Andy Baggenstoss asked the developer what they plan to do if new eco systems that need to be preserved in the development are found as the project develops. He stated that he hopes the developer will be sensitive to those needs. Doug Hale replied, on behalf of the developer, that New Life will continue to be sensitive to the quality of life within this development. There were no comments from the audience.**

**The chairman announced that the next Planning Commission meeting will be held on Tuesday, March 18<sup>th</sup>, at 6:00 PM.**

**The meeting adjourned at 6:32 PM.**

**Respectfully submitted,**

  
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**Joy Sturtevant, City Recorder**