

MINUTES

MONTEAGLE REGIONAL PLANNING COMMISSION MEETING

February 17, 2009

PRESENT: **Carter Underhill**
 Eddie Derryberry
 Mary Jane Flowers
 J D Oliver
 Lex Orr
 Chad Reece

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

The Minutes of the meetings of December 16, 2008, and January 20, 2009. were approved as presented on a motion by Lex Orr which was seconded by J D Oliver and passed 5/0.

OLD BUSINESS

None

NEW BUSINESS

- 1. BEN SARGENT – Mr. Sargent said he went to Grundy County Courthouse to record a deed for property he bought from his father and they told him he would have to come before the Planning Commission. Chad Reece said he looked into this property and found that it is not in the city limits or in our Planning Region so it doesn't need our approval. The City Recorder will write a letter to the Grundy County Register of Deeds with this information.**

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- 2. DEAN LAY – Mr. Lay said he had been asked to come to the meeting by Judy Davenport. She lives at the edge of the city limits and would like to know exactly how much of her property is in the city limits and how much is out. There was a discussion on how to determine this. Chad Reece said he would check on how this can be done. The City Recorder will look at the city’s charter to determine if a legal description of the original city limits is in it.**

- 3. DRAFT OF SUB REGS AMENDMENT – There was a discussion on the proposed changes to the sub regs. A Public Hearing has been set for March 24, 2009. The Planning Commission will hold their regular monthly meeting on that date also. The Public Hearing will begin at 6:00 and the meeting will follow immediately.**


- 4. KELVIN HAYES – Mr. Hayes said he had received a letter from the Building Inspector on February 7, 2009, giving him thirty days to remove a trailer from his property on Laurel Lake Drive. Mr. Hayes said the trailer has been there since about November of 2005 and he has lived in it since April 2006. He said he is planning to build a house there this year and asked for permission to leave the trailer on the property until Memorial Day of this year. Chad Reece told the Board that they can grant a temporary permit for up to nine months. Mr. Hayes was asked about sewage disposal and he said the trailer is hooked to a septic tank. He said he had a permit for the septic system. He was asked to attach a copy of the permit to a request for a temporary permit. Mr. Derryberry made a motion to allow Mr. Kelvin Hayes to keep the trailer in its current location until Memorial Day, 2009, and that the trailer would have to be removed no later than that date. Lex Orr seconded the motion which passed unanimously on roll call. Mr. Hayes also had a plat for the property where he is going to build his house. Chad Reece said he had looked at the plat and found it to be in compliance with our regulations. Mary Jane Flowers made a motion to approve the plat. Lex Orr seconded the motion and it passed 5/0.**

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- 5. LANDSCAPE ORDINANCE – The committee appointed by Carter Underhill has put together a draft of an ordinance on landscaping. They will meet on Thursday, at noon, at the Smokehouse. They asked everyone to review the draft and, if anyone had any suggestions for changes or additions, please contact one of them before Thursday. They would like to be able to recommend this ordinance to the City Council at the Planning Commission meeting on the 24th of March and ask the city to have first reading on March 31st. Building Inspector Earl Geary asked about enforcement of the ordinance. He said he thought we would run into problems with enforcement when someone is building in the middle of winter and cannot do the landscaping before they are ready to move into a building. He suggested that they be required to post a deposit up front to insure the landscaping work gets done. Cash bonds, letters of credit, and surety bonds were also discussed.**
- 6. SIDEWALKS – J D Oliver asked Chad Reece about the sidewalk widths. He said he read that the width is 10 feet and wondered if that is standard. After a brief discussion it was agreed to make the width 5 feet.**

There being no further business the meeting adjourned at 7:14 PM.

Respectfully submitted,



Joy Sturtevant, City Recorder