

## **MINUTES**

### **MONTEAGLE REGIONAL PLANNING COMMISSION MEETING**

**May 5, 2009**

**PRESENT:**       **Carter Underhill**  
                  **Eddie Derryberry**  
                  **Mary Jane Flowers**  
                  **J D Oliver**  
                  **Andy Baggenstoss**  
                  **Charles Rollins**  
                  **Lex Orr**

**The regular monthly meeting of the Monteagle Regional Planning Commission was called to order at 6:07 PM by Chairman Carter Underhill. This meeting was postponed from April 21<sup>st</sup> due to lack of a quorum.**

**The Minutes of the meeting of March 24, 2009, were approved as presented on a motion by Eddie Derryberry which was seconded by J D Oliver and passed 7/0.**

#### **OLD BUSINESS**

**None**

#### **NEW BUSINESS**

- 1. GEORGE ELDER – Mr. Elder presented a residential site plan for a home he is planning to build on his lot at the end of North Central on Unaka Drive. The site plan shows the building meeting all of the setback requirements including the setback of 30 feet from the driveway easement. There was a discussion on the water line which has to be moved. Mayor Rollins and Ald. Orr felt, since the line was on private property, that it belongs to Mr. Elder. However, they were told that city employees had told Mr. Elder that this was a city line. The city recorder was asked to call the city attorney in the morning and ask him to research this to see if we are responsible for this line on private property. Mary Jane Flowers asked Mr. Elder if he was willing to give the city an easement if it is determined that the line belongs to the city and he said he would be happy**

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to do that. Eddie Derryberry made a motion to approve the Site Plan based on the fact that he has relocated the house to meet the 30 foot setback from the driveway easement. Mary Jane Flowers seconded the motion and it passed 4/2 with Mayor Rollins and Ald. Orr voting no and J D Oliver passing.

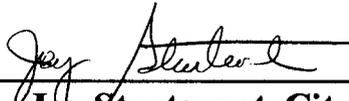
- 2. HARTON REALTY – Kevin Tucker was present representing Joe Lester of Harton Realty. The Harton property is west of Highway 41 and they were presenting a concept plan for development of a golf course and a retirement community on this property. They do not plan to develop a hotel themselves but would seek hotel developers to do this on their property. They are proposing to develop a retention pond that would hold 3 million gallons to help control I & I by using it to irrigate the golf course. He said they have discussed this with Dr. Urban. Mr. Tucker said Dr. Urban understands and accepts the concept but no permission has been requested or granted. The mayor explained that Plant #1 will become a pumping station to pump sewage to Plant #2. Part of the effluent will be pumped back from Plant #2 to Plant #1 for discharge into the creek and there may not be a need for the retention pond.**
- 3. FIREWORKS IN C-1 – Gene Nixon would like to sell fireworks in the blue building across from the flea market behind the new CVS store. There was a discussion on allowing fireworks sales in this zoning district. J D Oliver made a motion that the Planning Commission recommend to the City Council that the zoning ordinance not be amended to permit the sale of fireworks in C-1. Carter Underhill seconded the motion which carried 5/0 with Charles Rollins and Andy Baggenstoss passing.**
- 4. LANDSCAPE ORDINANCE – Mary Jane Flowers reported that the Landscape Ordinance was approved by the city council on first reading on April 28<sup>th</sup>. She noted that there are some items that need to be discussed. The second reading will take place on May 26<sup>th</sup> and these items need to be cleared up before the second reading. She recommended that a list of requirements be left at city hall and posted on the web site once it is up and running. There was a discussion on parking areas for businesses that go out of business and a new one comes in at that location and there is inadequate parking. This is not addressed in the Landscape Ordinance.**

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**Earl Geary said he went to see Donna Kerstetter after it was reported to him that she is renting out the apartment over her garage. He said there was no refrigerator in the apartment and it did not appear to him that anyone was living there. One of the Planning Commission members mentioned seeing someone moving a refrigerator and other items out of the apartment a few days ago. Mr. Geary also said that Ms. Kerstetter wants to run a canopy from the house to the garage.**

**There being no further business the meeting adjourned at 7:10 PM.**

**Respectfully submitted,**

  
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**Joy Sturtevant, City Recorder**