

# **MUNICIPAL PLANNING COMMISSION MINUTES**

July 14, 2020 Regular Meeting at 7 p.m.

**Brandon Butler, Chairman**  
**Mike Anderson, Vice Chair**  
**Daniel Jenkins, 1<sup>st</sup> Secretary**  
**Salvatore Cali, 2<sup>nd</sup> Secretary**

**John Blade, Mayor**  
**Derek Burks, Commissioner**  
**Sheree Qualls**  
**Hayley Schulist**  
**Emilee Senyard**

**Present:** Butler, Jenkins, Anderson, Cali, Blade, Burks, Jenkins, Qualls, Schulist, Senyard

**Staff Present:** City Manager Scott Collins, City Attorney Tim Potter, City Engineer Kevin Blackburn, City Recorder Brandy Johnson

- Butler called meeting to order at 7:02 p.m.
- Roll call by Johnson

	Present	Absent
Anderson	x	_____
Blade	x	_____
Burks	x	_____
Butler	x	_____
Cali	x	_____
Jenkins	x	_____
Qualls	x	_____
Schulist	x	_____
Senyard	x	_____

- Opening Prayer and Pledge led by Butler
- Approval of Agenda – add item 2 under New Business: Sign Variance for Specialty Truck

Motion: Blade

Second: Anderson

	YES	NO	ABSTAIN	RECUSE
Anderson	x	_____	_____	_____
Blade	x	_____	_____	_____
Burks	x	_____	_____	_____
Butler	x	_____	_____	_____
Cali	x	_____	_____	_____
Jenkins	x	_____	_____	_____
Qualls	x	_____	_____	_____
Schulist	x	_____	_____	_____
Senyard	x	_____	_____	_____

- Citizen Comments – none

- Approval of Minutes: July 14, 2020 regular meeting

Motion: Burks

Second: Blade

	YES	NO	ABSTAIN	RECUSE
Anderson	x	___	___	___
Blade	x	___	___	___
Burks	x	___	___	___
Butler	x	___	___	___
Cali	x	___	___	___
Jenkins	x	___	___	___
Qualls	x	___	___	___
Schulist	x	___	___	___
Senyard	x	___	___	___

### **NEW BUSINESS -**

1. Site Plan, Cumberland Estates Subdivision, Phases 4 & 5. 44 Building Lots on 14.98 Acres. Property Owners: Cumberland Estates, LLC. Butler reads staff comments: upon approval of WADC requirements, all WADC plan modifications will be completed prior to preconstruction meeting. Prior to preconstruction meeting, owner to supply City with pavement specifications for proposed development roadways. Burks had questions regarding the stormwater calculations over capacity and current sedimentation and degradation pond issues on the site. City engineer, Kevin Blackburn, note he specifically questioned this capacity issue and the pond itself is not over capacity but the figures are taking into account the amount of sediment. They are currently working on removing sediment and stabilizing the banks of the pond. The revised calculations now show 101% capacity. Burks reiterates that he receives complaints with every storm and sediment gets washed into the stream. Blackburn assures Burks that the city and TDEC are working with the owner to get the banks stabilized per TDEC requirements noting TDEC has been doing a lot of inspections and lots of developers received letters in the last month regarding site issues. The new project engineer noted that Phases 4 & 5 (on tonight's agenda) have not broken ground yet. Burks notes he wants this to be done correctly with all erosion control in place. Blackburn confirms that a grading permit now has to be issued and TDEC and EPSC permits in place verified by a site visit. This is a new site engineer for these phases and we are moving in the right direction.

Motion: Jenkins to approve inclusive of staff comments

Second: Qualls

	YES	NO	ABSTAIN	RECUSE
Anderson	x	___	___	___
Blade	x	___	___	___
Burks	x	___	___	___
Butler	x	___	___	___
Cali	x	___	___	___
Jenkins	x	___	___	___
Qualls	x	___	___	___
Schulist	x	___	___	___
Senyard	x	___	___	___

2. Sign Variance for Specialty Truck – Collins explains Specialty Truck applied for a sign height variance which was approved by the BOZA in 2016, however, because of the economy, among other factors, the sign was never installed. They have applied again because their previously approved variance has expired. There was some concern over whether the location is in the state ROW but the state has verified that it is not. The application is substantially un changed and the need is related to the height of the trucking business. Collins relates this comes with a favorable recommendation from staff. Skip Hulan from Signs & Wonders states the height is 13 feet higher than the ordinance allows. Trucks are 13'6" high and the bottom of the sign would be at 14'. Sign would consist of a lit cabinet and LED component. The new LED signs have sensors to dim at night and cloudy conditions and brighten in bright sunlight.

Motion: Burks

Second: Blade

	YES	NO	ABSTAIN	RECUSE
Anderson	x	___	___	___
Blade	x	___	___	___
Burks	x	___	___	___
Butler	x	___	___	___
Cali	x	___	___	___
Jenkins	x	___	___	___
Qualls	x	___	___	___
Schulist	x	___	___	___
Senyard	x	___	___	___

**OLD BUSINESS -** none

### **BONDS AND LETTERS OF CREDIT**

#### **Reports for Discussion and Information**

- City Planning Staff/City Manager Collins - none
- City Engineer – none
- City Attorney – none

### **COMMUNICATION FROM THE PLANNING COMMISSION MEMBERS**

- Anderson appreciates the amount of work that went into tonight's presentation. It is time for Fairview to really mature and do these things. As we fine tune planning and zoning people will come to participate. As we know standard sewer expansion is a long way off we need to allot for land required for on-site systems as that is the only way we are going to grow. Maintenance of storm drains will be critical moving forward and should not belong to the city.
- Blade thanked Mr. Collins for the workshop and he enjoyed the presentation.
- Burks thanked the members of the Planning Commission and Board of Commissioners for attending the workshop noting it is good for all of them to be on the same page with the issues we are facing.

- Butler noted his interest in being part of the committee.
- Cali requested the status of Stable Acres. Collins reported the fence and electrical in the island were removed today and we will follow up with the developer for resurfacing. Cali reminded of policy still needed for the sunset of plans and approvals.
- Jenkins thanked Mr. Collins for presenting the workshop and stated he would love to be on the team to visit neighboring communities.
- Qualls indicated interest in being part of the committee noting she had already been thinking of comparing what our neighbors are doing.
- Schulist – none
- Senyard - none

**ADJOURNMENT** – Motion to adjourn by Jenkins at 7:24 p.m.

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City Recorder