

City of Fairview

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FAIRVIEW, TN. 37062



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Municipal Planning Commission

Regular Meeting
September 09, 2014
7:00 p.m.

Lisa Anderson, Chairperson
Matt Beata, Vice Chairman
Brandon Butler 1st Secretary
Michael Mitchell, 2nd Secretary
Ron Rowe
Toney Sutton, Commissioner
Wayne Lowman
Tim Mangrum
Mitch Dowdy

Present: Anderson, Beata, Butler, Mitchell, Rowe, Sutton, Lowman, Mangrum, Dowdy

Absent:

Others Present: City Manager Wayne Hall, City Attorney Larry Cantrell, Planning/Codes Director Frank Humber, Codes Clerk Sharon Hall

1. ANDERSON CALLED THE MEETING TO ORDER AT 7:00P.M.

1.1 Hall led the prayer and the pledge.

2. APPROVAL OF THE AGENDA-

2.1 Beata made a motion for approval. Sutton Seconded. All were in favor.

3. CITIZENS COMMENTS - (Limited to the first five to sign in and a limit of three minutes each.) None

4. APPROVAL OF THE MINUTES-

4.1 August 12, 2014 – Regular Meeting

Sutton made a motion for approval. Beata Seconded. Rowe stated couple of minor things need to be changed, on page four top right, take out the owner, on page six middle of page, should be started not staring. Rowe stated also on page six bottom of page should be definitely, also on page seven middle of page, should be throw not through. All were in favor.

5. RECOMMENDATION -None

6. BONDS

6.1 LEVERETTE MEADOWS SUBDIVISIONS – LETTER OF CREDIT TO COVER THE ROADS, SIDEWALKS, AND STORM DRAINAGE IN THE AMOUNT OF \$14,000.00. LETTER OF CREDIT EXPIRES OCTOBER 01, 2014

Humber stated he has talked to Gary McDonald and he understands that they will vote to call these if not in place by the expiration date. Sutton made a motion to call the bond if not in place by the expiration date. Beata Seconded. Mangrum recused himself for voting on this. All were in favor.

6.2 LEVERETTE MEADOWS SUBDIVISION PHASE II – LETTER OF CREDIT TO COVER THE ROADS, SIDEWALKS, AND STORM DRAINAGE IN THE AMOUNT OF \$78,700.00. LETTER OF CREDIT EXPIRES OCTOBER 03, 2014.

Humber stated he has talked to Gary McDonald and he understands that they will vote to call these if not in place by the expiration date. Sutton made a motion to call the bond if not in place by the expiration date. Beata Seconded. Mangrum recused himself for voting on this. All were in favor.

6.3 WAL-MART SPOILS – IRREVOCABLE LETTER OF CREDIT FOR THE SITE IN THE AMOUNT OF \$68,000.00. BOND EXPIRES OCTOBER 03, 2014

Humber stated this bond needs to be called if it is renewed by October 03, 2014. Mangrum made a motion to call the bond if not in place by the expiration date. Sutton Seconded. Beata read the Engineers report, which will become part of these minute. Exhibit A. All were in favor.

7. OLD BUSINESS-

7.1 DISCUSS AND OR TAKE ACTION ON SETTING THE BOND AMOUNT FOR HICKORY SPRINGS SUBDIVISION.

Beata read the Engineers report, which will become part of these minutes. Exhibit A. Walt Totty present to answer questions. Beata made a motion for approval. Mitchell Seconded. All were in favor.

8. NEW BUSINESS-

8.1 DISCUSS AND OR TAKE ACTION ON THE ISLANDS

Humber handed out a sheet on what our Codes stated about Design of Turn-around Islands. Humber read code and planting requirements, which will become part of these minutes. Exhibit B. Anderson stated when these Islands are established, will they have to be maintained by the City. Humber stated yes. Lowman stated for his education, what Islands are they referring to? Anderson stated when the infrastructure of a subdivision is put in they are the Islands that

are put in the center for planting or on a cul-de-sac at the end of a street. Anderson stated if these are maintained by the City, she does not think this is a good idea to have them at all. Anderson stated she thinks this is future Islands, is that correct. Humber stated yes. Rowe stated these Islands are very esthetically pleasing but he does see they have a lot of detriments, one being the maintenance the up keep, could have trouble with large vehicles turning into them. Rowe stated he thinks to just judge based on esthetics and how it looks, he does not think that would be pleasing to do that for the overall of the City. Beata stated he thinks if a subdivision is going to have these Islands there needs to be wording for them to have the proper means to maintain them and take care of them. Anderson stated if they establish a HOA then The HOA could maintain the Islands. Sutton stated but what happens when the HOA is gone, who will take care of it them, the City will. Mitchell ask was the sole purpose of these Islands just for esthetics? Humber stated yes. Sutton stated also with the larger vehicles having trouble turning around, like the fire trucks, for that reason he thinks they should do away with them. Lowman stated when the foliage seems to not survive very well because it is separated from the irrigation, surrounded by asphalt, they seem to dry out. Lowman stated he suspects that most of these islands will not be irrigated, other than natural rain fall. Anderson stated would anyone like to propose a motion on what they would like to do on the islands. Rowe made a motion that they remove any and all designations or requirements of the Islands from the Subdivision Regulations from its entirety. Sutton Seconded. Humber stated if the motion could include setting a date for a Public Hearing. Sutton asked Cantrell is it required to have a Public Hearing on this. Cantrell stated yes. Rowe amended the motion to call a Public Hearing for the purpose of taking testimony from the public in regards to this manner. Sutton Seconded. Rowe made a motion to set the Public Hearing for next Planning Commission meeting, October 14, 2014. Butler stated at 6:00 p.m. All were in favor.

9. REPORTS FOR DISCUSSION AND INFORMATION

9.1 **DIRECTOR OF PLANNING AND CODES-** Humber stated he has a brief report on last month's building activity. Humber stated we issued eleven building permits for August a total value of \$1.2 million; we issued permits for five houses, two in July so we have seven houses started in two months. Humber stated the work is progressing on the Hometown pet's store in Bowie Commons, he would estimate they will open by the middle of October. Humber stated he wants to remind them about the meeting on Wednesday October 01, 2014 at 11:00a.m to 2:00p.m. on economic development at Camp Marymount at the main Dining Hall, they will be serving lunch also.

9.2 **CITY ENGINEER-** Not present

9.3 **CITY ATTORNEY-** Nothing

9.4 **CITY MANAGER**-Hall stated he would like to elaborate a little more on what Mr. Humber had mentioned, first of all he would like to encourage everyone to make it, if they can. Hall stated a lot of these decisions they will be making there you all will be making them here. Hall stated one of the main speakers will be Michael Adams from Water Authorities of Dickson; they are also trying to get him to bring in some of the Board members of the WADC. Hall stated there will be several people from TVA Retail and Industrial Development Center that will possibly help promote new businesses to our community. Hall stated it will last for three hours and they will let them know about the agenda later on how it will be structured. Hall stated will probably have two or three speakers and then have a round table discussion, and then we will be able to get some ideas. Hall stated these are like some of the meetings him and Frank have been going to, like the Tennessee, Kentucky convention downtown Nashville Convention Center. Hall stated most of their information came from the roundtable discussions on what other Cities are doing. Hall stated he thinks this will be very informative for not only the Planning Commission but also the Dickson Water Authorities.

10. COMMUNICATION FROM THE PLANNING COMMISSION MEMBERS.

Rowe stated first of all he appreciates everyone that attended the training session with the Tennessee Chapter with the American Planning Association, it was a four hour seminar. Rowe stated five out of the nine Commissioners attended, including Commissioner Sutton, Codes Director Humber. Rowe stated it was very informative, he thinks it is positive for this Commission and for the City to have experienced people, when their making decisions such as they do. Rowe stated there was around twenty-five or thirty people. Fairview had six people and we had the most people from the region and that is exciting. Rowe stated there are positive things going on in this City and he thanks the Commissioners for taking that interest. Rowe stated it is required that Planning Commission has at least four hours of training every year and this completed most of the training for this year. Rowe stated the second thing he has as the Park Representative from the Planning Commission he thinks it is important at least every quarter that he give an overview to the Planning Commission what is going on. Rowe stated recently they were asked by the Board of Commissioners to come up with a City wide park plan, a blueprint of recreation and facilities that the City needs from a five to ten year outlook. Rowe stated it is a massive task to take on but he is excited about it. Rowe stated it was presented to the Park Commission that the citizens do all the work not just the City Park Staff. Rowe stated it is a massive undertaking and they are requesting a response by March so they can have one or two items for the next budget year that they could put into the City Budget so they can make it happen. Rowe also stated he is going to request some help from the citizens in Fairview that have an interest, soccer Moms, baseball Moms and families. Rowe stated people who have an interest in the splash pads, dog parks to come and help us as a subcommittee to make phone calls to find out pricing and help us as a City wide project, not just the Commissioners. Rowe also asked last time they had discussed and he believes made a motion about requesting sidewalk fees and he just wanted to know if there was an update on

this Mr. Humber, also back in May we discussed the same thing, only in open space. Rowe stated they were looking from the Board of Commissioners to have a fee schedule. Rowe stated these are two very important tools the Planning Commission needs to move forward when making decisions; he just wanted to see if there was an update to inform people. Humber stated the sidewalks was part of the workshop last month and they took the results from the workshop to the Board of Commissioners and he believes they have taken it under advisement at this time. Humber stated he does not know when it will come back up, but he believes this was something they wanted to take full consideration to. Humber stated they really need to have a workshop on this first before it goes any further to talk about what they think would be a fair and equitable fee in lieu of that requirement. Humber stated we can do that next meeting if that is the wishes of the Board. Rowe stated that was all he had.

Mangrum stated he was glad that Mr. Rowe brought it up, the training seminar that some of you all attended, he does not know who organized this from this Board for who all wanted to attend that meeting, he was actually alarmed when one of the other Planning Commission members called him that day and asked him if he was going. Mangrum stated he had not heard anything about it since the Planning Commission that was asked upon all this Board to try to attend that seminar.

Anderson stated that she was going to ask them to get the power point together from that meeting, that each one of the members get a copy because there were some things that were brought up that she feels like they as a Planning Commission have done a little different. Anderson stated she was very sorry that Mr. Mangrum did not get on the list that was something she did not know that had happened. Mangrum stated he would have liked to have attended but it is over with now. Anderson stated if they need to have a workshop to discuss the power point, as a group, she thinks that would be a good time for the Board of Commissioners to join us because there were items that pertain to them as well. Lowman stated they may want to have a system in place because he did not get notified either. Lowman stated he was not at the last Planning Commission meeting so he knew nothing about this until it was over. Anderson stated she thought an email went out to everyone to let them know. Sutton stated he got a reminder. Anderson stated she got a reminder and an email. Anderson stated she will make sure next time when something happens that she will personally email everyone.

Sutton stated it was very interesting and there were some things that was brought up that they are going to have to make some changes in our Codes and he thinks there coming up on future agendas. Sutton stated it was very informative for him he enjoyed it. Sutton stated he thinks they should have a workshop on this with the changes on the codes coming up. Sutton also stated he wanted to remind everyone about Nature Fest this weekend at Bowie Park from 10:00a.m. to 4:00p.m. Sutton stated everyone is invited. Sutton stated he thinks it is going to be one of the biggest as far as the vendors goes as they have had in years. Sutton

stated the weather is supposed to be perfect. Sutton stated there is going to be a 5k run that will benefit athletic association for the High School and the Donna Bledsoe Scholarship Fund. Sutton stated registration starts at 7:00 and the run starts at 8:00 and registration will be at the France parking lot. Sutton stated so please come out.

Hall stated he wanted to go back to Mr. Mangrum's concerns they have actually started this week on reviewing, Brandy, Tom, Frank and he, the Board of Commissioners meetings so nothing gets lost in the trail of paperwork. Hall stated this is something they have took on their own to make sure that all the Boards will know what is on their agendas. Hall stated he is sorry that this happened but he does not know where the ball was let down, he wishes they had all been there. Hall stated there will be a reminder sent out on the Economic meeting. Hall stated he does not know if this can be considered as part of their training but hopefully it can, Humber stated yes they can get credit for this. Hall stated a meeting will be tomorrow morning at 10:00a.m to follow up on the Planning Commission meetings, so they can give Mrs. Hall information to put on next month's agenda.

Anderson stated she thinks that is a great idea and if anything else comes up she will personally email everyone the information. Anderson stated that meeting was very exciting and a lot of information came out of it, there are a few things that they have done that she thinks they just did not know the rules. Anderson stated she thinks if they have a workshop and go over the power point as a group it will be helpful. Anderson stated she really appreciates Mr. Hall, Mr. Humber and all of our staff; you all are doing such a great job at bringing new businesses and seeking out new businesses. Anderson stated this is a very exciting time in our City she encourages everyone and she sees it happening at her store and other stores, people really embracing, shopping in their own town, keeping their money here. Anderson stated it is only going to help Fairview and helps us to change perception of our City. Anderson stated she appreciates the efforts and she sees the staff working way more hours than their supposed to and she appreciates it. Anderson stated she appreciates all the Planning Commissioners coming to the meetings, checking things out and voting, investigating before you make your decisions. Thank you.

11. ADJOURNMENT- Rowe made a motion to adjourn. Mitchell Seconded. All were in favor. Adjourned at 7:45 p.m.

Chairperson

Secretary