

City of Fairview

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FAIRVIEW, TN. 37062



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Municipal Planning Commission

Regular Meeting
November 7, 2016
7:00 p.m.

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

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

Absent: Mitchell, Lovvorn

Others Present: City Attorney Larry Cantrell, Codes Director Wayne Hall, Codes Clerk Sharon Hall

1. CALLED THE MEETING TO ORDER AT 7:15p.m.

- 1.1 Anderson called the meeting to order. Anderson led the prayer and pledge. Anderson welcomed Tyler Desjarlais to the meeting; he is observing the Planning Commission meeting.

2. APPROVAL OF THE AGENDA-

- 2.1 Sutton made a motion for approval. Butler Seconded. Anderson stated swapping 8.1 with 8.2 and adding 6.3 Discuss Hardees bond. 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 OCTOBER 11, 2016 – WORK SHOP
Sutton made a motion for approval. Mitchell Seconded. All were in favor.
- 4.2 OCTOBER 11, 2016 – REGULAR MEETING
Bliek made a motion for approval. Sutton Seconded. All were in favor.

5 RECOMMENDATION –None

6 BONDS-

- 6.1 UTILITY OPEN CUT ON CROW CUT ROAD LETTER OF CREDIT FOR \$10,000.00. LETTER OF CREDIT EXPIRES DECEMBER 09, 2016. Tony Cavender asking for this to be released.

Tony Cavender present to represent. Hall stated he went out and looked at the road and it looks great, his recommendation would be to release the bond. Sutton made a motion to release bond. Mangrum Seconded. All were in favor.

- 6.2 HEARTLAND RESERVE, INC. SECTION 4 – LETTER OF CREDIT TO COVER THE ROAD, SIDEWALKS, AND STORM DRAINAGE. PLANNING COMMISSION SET THE AMOUNT FOR \$609,000.00 ON OCTOBER 13, 2015. PLANNING COMMISSION VOTED TO REDUCE THE BOND TO \$365,400.00 ON OCTOBER 11, 2016. DEVELOPER RENEWED BOND BUT ASKING FOR BOND TO BE REDUCED. LETTER OF CREDIT EXPIRES DECEMBER 01, 2016.

Mike Blackmer present to represent. Hall read an email from Will Owen stating his recommendation would be to set the bond at \$262,000.00, which will become part of these minutes, Exhibit A. Sutton made a motion for bond to be set at \$262,000.00. Beata Seconded. Cantrell stated the motion needs to include, if not in place prior to the expiration date of December 01, 2016 the bond will be called. Sutton amended his motion to include; if not in place by December 01, 2016 the bond would be called. Beata Seconded. All were in favor.

- 6.3 HARDEE'S – PERFORMANCE BOND TO COVER GRADING, SITE DRAINAGE, SOIL STABILIZATION & LANDSCAPING. PLANNING COMMISSION SET THE AMOUNT ON OCTOBER 13, 2015. HARDEE'S ASKING FOR REDUCTION IN BOND.

Steve Lard present to represent. Will Owens's recommendation is to reduce to a maintenance bond in the amount of \$12,500.00 for one year, which will become part of these minutes. Exhibit A. Cantrell stated a Public Hearing needs to be held, needs to be a motion to add to the agenda. Anderson opened a Public Hearing, no for or against. Anderson closed the Public Hearing. Sutton made a motion to add to the agenda and sent the bond for \$12,500.00. Lowman Seconded. All were in favor

7. OLD BUSINESS- None

8. NEW BUSINESS-

- 8.1 DISCUSS AND/OR TAKE ACTION ON REZONING OF PROPERTY LOCATED AT 2480 FAIRVIEW BLVD. FROM RS-40 (RESIDENTIAL) TO CG (COMMERCIAL GENERAL). MAP 46, PARCEL 69.00, 13.39 ACRES. CRAIG & JANET CROPPER OWNERS.

Craig & Janet Cropper owners present. Sutton made a motion for approval. Mangrum Seconded. Beata read Engineers report, which will become part of

these minutes. Exhibit B. Rowe asked do they have a contract on this property. Mr. Cropper stated no. Rowe stated has a concern about the residential houses that will back up to this property if it becomes Commercial. Good planning practices are to provide a transition zoning between residential and commercial. Anderson asked for roll call vote. Sutton yes, Mangrum yes, Bliet yes, Anderson yes, Dowdy yes, Rowe no, Beata no, Butler no, Lowman no. Motion passes.

8.2 DISCUSS AND/OR TAKE ACTION ON INFRASTRUCTURE CONSTRUCTION PLANS FOR HORN TAVERN ROAD SUBDIVISION. MAP 22, PARCEL 15.00, 22.98 ACRES. DUKE & DUKE, LLC OWNERS.

Gary Martin present to represent. Mangrum recused himself. Beata read the Engineers report, which will become part of these minutes. Exhibit B. Gary Martin stated he thinks the bond amount is set to high. Normally the rule of thumb should be \$50,000.00 per lot. Owen not present to discuss the bond. Hall stated his only issue would be they can't start grading until that bond is in place. Sutton made a motion to approve. Beata Seconded. Discussion was held on Martin talking to Owen to see if the bond can be changed. Sutton amended his motion to include Engineers report and contingent upon bond amount between Mr. Martin and City Engineer. Rowe asked Martin on the storm water detention, who will be maintaining this. Martin stated they will have a homeowner's association. Vote was taken on the amended motion. All were in favor. Vote was taken on the original motion. All were in favor

9 REPORTS FOR DISCUSSION AND INFORMATION

9.1 DIRECTOR OF PLANNING AND CODES – Mr. Hall thanked Tyler Desjarlais for coming and observing the meeting, he is welcome anytime. Hall thanked both alternates for stepping up tonight. Hall stated 9 is the preferred amount for the Planning Commission, he recently found that out. Thanks the Board for great job.

9.2 CITY ENGINEER –Not present.

9.3 CITY ATTORNEY – Cantrell stated if Mr. Sutton gets elected or not, it has been a pleasure working with him.

9.4 CITY MANAGER –Not present.

10 COMMUNICATION FROM THE PLANNING COMMISSION MEMBERS.

Anderson asked Tyler Desjarlais would he like to speak. Tyler stated this was very interesting, he has always been interested in Real-estate and it's neat to see how this process works.

Lowman stated it was a pleasure to have Tyler with them tonight. Everyone go vote.

Mangrum asked could they get the Engineers report earlier. Mr. Hall stated we did for a while, Will must be covered up, and we give them to you all as soon as we get the report, he will talk to Will about this. Mr. Hall wished everyone a Happy Thanksgiving.

Sutton stated he has enjoyed this Board, if he gets to come back or not, reminded everyone to go out and vote. Friday is Veterans Day, remember all veterans.

Anderson stated lots of new businesses here, keep money here in Fairview to help our Community grow. Good meeting tonight, thanks alternates, thanks Tyler, come back anytime, and thanks staff.

- 11 ADJOURNMENT-** Anderson asked for a motion for adjournment. Sutton made a motion for adjournment. Beata Seconded. All were in favor. Adjourned at 8:00 p.m.

Chairperson

Secretary