

City of Fairview

7100 CITY CENTER WAY
FAIRVIEW, TN. 37062



Phone: 615-799-1585
Email: codes@fairview-tn.org

Municipal Planning Commission

Regular Meeting
December 08, 2015
7:00 p.m.

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

Present: Anderson, Beata, Butler, Mitchell, Carroll, Sutton, Mangrum, Dowdy

Absent: Lowman

Others Present: City Manager Wayne Hall, Attorney Dan R. Alexander, Codes Clerk Sharon Hall
Ron Rowe

1. CHAIRPERSON ANDERSON CALLED THE MEETING TO ORDER AT 6:00 P.M.

1.1 Carroll led the prayer and the pledge.

2. APPROVAL OF THE AGENDA-

2.1 Beata made a motion for approval. Butler 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 November 10, 2015 –Workshop

4.2 November 10, 2015- Regular meeting

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

5. RECOMMENDATION –

5.1 RECOMMENDATION SENT TO THE BOARD OF COMMISSIONERS ON A REZONING APPLICATION FOR PROPERTIES LOCATED ON CUMBERLAND DRIVE. MAP 47, PARCEL 66.04, 113.92 ACRES. FROM RS-40 TO RPUD WITH A MIXED BASE DENSITY OF RS-15 & R-20. KENNETH GREEN, OWNER

Mangrum made a motion for approval contingent on Applicant addressing items 1-11 of Engineers report and all the lots that front Cumberland Drive to be at least 1 acre and must have side entry garages with an adequate turn around, also lots 104, 105 113 & 114 no driveways on Cumberland must access from new proposed road. Butler Seconded. Beata amended the motion to include a detailed landscape plan and a larger setback on

the lots that front Cumberland. Butler Seconded. Vote was taken on motion. All were in favor. Vote was taken on amended motion. All were in Favor.

Hall stated this was just passed at the Board of Commissioners meeting for 1st Reading.

6. BONDS-

6.1 ALPHA TECHNOLOGIES, LLC- IRREVOCABLE STANDBY LETTER OF CREDIT \$42,000.00. BOND EXPIRES 12/31/2015.

Beata read Engineers report which will become part of these minutes. Exhibit A. Hall stated Mr. Todd Behan was on a plane and could not be present, he said the work was done and wanted this released. Hall stated he talked to Mr. Larry Cantrell and he suggested the Board recommend calling the \$42,000.00 bond if the maintenance bond of \$4,200.00 was not set by the expiration date of 12/31/2015. Hall stated he had been in touch with the representative at First Bank and they are aware of this and possibly this will go to a maintenance bond. Sutton made a motion to call the Letter of credit of \$42,000.00 if the maintenance bond of \$4,200.00 is not in place by 12/31/2015. Butler Seconded. All were in favor.

7. OLD BUSINESS- None

8. NEW BUSINESS-

8.1 AN ORDINANCE TO AMEND CITY OF FAIRVIEW, TENNESSEE, MUNICIPAL ZONING CODE, ARTICLE XV, SECTION 15-102, "ROLE OF THE PLANNING COMMISSION"

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

8.2 AN ORDINANCE TO AMEND CITY OF FAIRVIEW, TENNESSEE, MUNICIPAL ZONING CODE, ARTICLE XV, SECTION 15-103, "DESIGN REVIEW MANUAL"

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

8.3 APPROVE TRAINING HOURS FOR THE PLANNING COMMISSION MEMBERS..

Sutton stated he wasn't able to get back with Ms. Hall on his training hours, they were 5.5 hours. Anderson stated let the record show Toney Sutton training hours is 5.5. Mangrum made a motion for approval. Sutton Seconded. Anderson asked what the required training hours for the year. Hall stated 4 hours per year. Anderson stated it appears that everyone has met the required 4 hours training for the year. All were in favor.

9 REPORTS FOR DISCUSSION AND INFORMATION

9.1 DIRECTOR OF PLANNING AND CODES –

Hall stated thank you madam chairperson; he would like to say he does have a lot of activity, none of it that he can really announce anytime soon, he will let the Mayor announce something, she knows what he is talking about. Hall stated he wanted to wish everyone a Very Merry Christmas, thank you.

9.2 CITY ENGINEER- Not present.

9.3 CITY ATTORNEY- Dan R. Alexander stated he understands that Mr. Cantrell will be back the first of the year. Alexander stated he has enjoyed his stay; he has one more meeting if the Mayor, the Board and City Manager will allow it. Alexander stated it's been a pleasure, thank you.

9.4 **CITY MANAGER-** Hall stated the reason the City Engineer isn't here is that he gave him permission to stay home and work on our Design Review and Zoning. Hall stated that is what he is doing, he suggested it.

10 COMMUNICATION FROM THE PLANNING COMMISSION MEMBERS.

ADJOURNMENT

Mangrum stated he wanted to wish everyone a Merry Christmas and a Happy New Year.

Sutton stated he wanted to wish everyone a Merry Christmas and a Happy New year and remember the reason for the season.

Butler stated Merry Christmas, Happy New Year.

Beata stated Merry Christmas, Happy New Year. Beata stated to reflect, as far as being on this Board, they have had an exciting year, thinks it is going to continue. Beata stated they are all doing a great job. Thank you.

Mitchell stated wish everyone a Merry Christmas, Happy New Year and hope everyone has safe Holiday's.

Carroll stated she was going to mention but if Mr. Rowe would talk about, it's that time of year the Planning Commission is required to fill out the ethics forms, there are fines if they don't do this. Carroll stated if Mr. Rowe could highlight this.

Rowe stated about three years ago the State of Tennessee added all Planning Commissioners to file, thinks it's an 8005, letters in front of the numbers, it's a statement of interest where their income comes from, and it does not have to be dollar amount. Rowe stated all candidates, all potential candidates have to fill it out, it is required by law, for all Planning Commissioners because they have the responsibility of approving, plats & etc. Rowe stated so you have to file it by the end of January, very important that they file this, if they don't it puts the City in a liability situation, should a lawsuit come up in the future. Rowe stated there is a \$10,000.00 fine and possible removal from the Planning Commission if not done, so he encourages everyone to do this. Sutton stated his wife Cheryl went on line the other day and the form wasn't available but there was a date that it would be available, so just keep looking. Anderson stated in the past she has gotten an email and she just picks on the link and goes right to it. Anderson stated it's the 1st of January when she is able to fill it out. Rowe stated in 2015, all the Planning Commissioners has filled it out except one of them. So he encourages them to go on the site and fill it out.

Carroll stated she and Mr. Hall is very excited, sure Mr. Rowe and Mr. Tucker are thrilled, they applied for multi modern grant last year, didn't get considered. Carroll stated but we did get it this year, it will extend the sidewalk quite a bit down Highway 100, it is not as far as they want but it is a start. Carroll stated it is a 95 - 5 grant, it is a great opportunity to make some improvements. Carroll stated their goal is go one day extend all the way down to 840. Carroll stated getting 95% of the grant being covered is huge. Carroll stated Mr. Tucker, Mr. Rowe worked hard filling out the grant and Mr. Hall attending those meetings and doing everything, really appreciates it. Carroll stated one of the first things she learned going to the MPO meetings as Mayor, was this annual Holiday, end of the year meeting, where they say what the 20/40 plan is. Carroll stated she noticed that Fairview wasn't on this plan and it really bothered her. Carroll stated everyone Springhill, Nolensville, Franklin, Brentwood had something by their names in

the 20/40 plan except Fairview. Carroll stated she remembers leaving that meeting, telling Mr. Hall that won't happen again, we need to have our name listed. Carroll stated if there is money out there, they need to try to get it. Carroll stated they did an excellent job and they will be talking about it the next couple of meeting. Carroll stated hopefully tomorrow they will announce it to everyone else. Carroll stated she want to echo what Matt said, very proud of the Planning Commission; they work they have done and coming together, it's been a joy to serve with everyone this year. Carroll stated she hopes everyone as a wonderful Holiday season, Merry Christmas and remember the reason for the season. Hall stated he as another goal, now that it looks like the sidewalks is going forward, his next goal is to try and see if they can get something to improve the intersection at Cumberland and Crow Cut on Highway 100. Hall stated if anyone has any ideas, just send them to him and he will follow up on them. Sutton stated he talked to Jeremy Durham and he's going to come out and look at it again. Sutton stated he sit there about 15 minutes this morning, he's looking at it and wants to help us out on it. Carroll stated they need to get a traffic study there again, which they have talked about.

Anderson stated she wanted to wish everyone a Merry Christmas and Happy New Year. Anderson stated everyone please be safe, we have had a lot of sirens going lately, and everyone needs to slow down and be calm, enjoy the season. Anderson stated they have a great group of people up here and staff, proud to be a part of this Planning Commission, their doing a lot of great things.

11 ADJOURNMENT-

Anderson made a motion for adjournment. Sutton Seconded. All were in favor adjourned at 6:15 p.m.

Chairperson

Secretary