

**MINUTES**  
**MONROE COUNTY REGIONAL PLANNING COMMISSION**  
**February 5, 2015**  
**6:00 PM**

**Members Present**

Bill Howe, Chair  
Sam Stamey, Vice-Chair  
Bill Shadden, County Commission  
Brent Cofer  
Kenny Hamilton

**Members Absent**

Kyle Holder, Secretary  
Allen Cansler  
Doyle Cardin  
Gary Hamilton

**Others Present**

Ruth Viergutz Hawk, Planner  
Greg Altum, Press  
William Allen Howard  
Kay Howard  
Melissa Hunt  
Darrell Waldrop  
Tavan Norsworthy

**CALL TO ORDER AND APPROVAL OF MINUTES**

Chairman Howe called the meeting to order at 6:02 p.m. Commissioner Shadden moved to approve the October 2, 2014, minutes as amended. Commissioner Stamey seconded the motion and the motion passed unanimously.

**DISCUSSION OF REQUEST FOR A VARIANCE FROM THE MONROE COUNTY SUBDIVISION REGULATIONS, ARTICLE III. A. 15. PRIVATE STREETS AND RESERVE STRIPS, FOR PARCEL 33.02, TAX MAP 144, WALKER ROAD, TELLICO PLAINS, FROM REQUIREMENT TO HAVE A PROPERTY OWNERS ASSOCIATION TO ENSURE MAINTENANCE OF SHARED ACCESS EASEMENT AND FROM ACCESS EASEMENT CONSTRUCTION REQUIREMENTS**

Staff presented the request. Section 15.c. requires the legal establishment of a property owners association to ensure proper maintenance of the shared access easement. Section 15.d. (3) requires the access easement be constructed to the minimum road standards of 20' wide, 6" rock base, 3" binder, and 1" top coat. A general discussion followed.

Commissioner Shadden moved to grant a variance on the access easement construction requirements because the lot being created is only 1.5 acres and current access is adequate. Commissioner Stamey seconded the motion and the motion passed unanimously.

By consensus the commission agreed the shared access easement maintenance agreement can be reviewed by staff and recorded with the plat.

**DISCUSSION OF UTILITY AND DRAINAGE EASEMENT WIDTHS AND LOCATIONS**

Staff requested guidance on Article III. D. 2. Easement Utilities, of the Monroe County Subdivision Regulations, which requires a maximum of a twelve (12) foot easement on all side and rear property lines as determined by the planning commission. Most plats are two lot subdivisions that do not come before the full planning commission. By consensus the commission agreed to go with the twelve foot easement.

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**REPORT ON MINOR SUBDIVISION PLAT REVIEW/APPROVAL**

Staff asked the commission if they would like a report of minor subdivision plats approved. By consensus the commission agreed that a summary can be included in the agenda e-mails.

**ADJOURN**

Commissioner Stamey moved to adjourn. Commissioner Hamilton seconded the motion and the meeting adjourned at 6:32 p.m. Staff conducted a 1.5 hour training session on “Land Subdivision”.

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Secretary

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Date