

**MINUTES**  
**MONROE COUNTY REGIONAL PLANNING COMMISSION**  
**June 4, 2015**  
**6:00 PM**

**Members Present**

Bill Howe, Chair  
Sam Stamey, Vice-Chair  
Kyle Holder, Secretary  
Allen Cansler  
Doyle Cardin  
Brent Cofer  
Gary Hamilton  
Kenny Hamilton

**Members Absent**

Bill Shadden, County Commission

**Others Present**

Ruth Viergutz Hawk, Planner  
Greg Altum, Press

**CALL TO ORDER AND APPROVAL OF MINUTES**

Chairman Howe called the meeting to order at 6:02 p.m. Commissioner Cansler moved to approve the February 5, 2015, minutes as submitted. Commissioner Cardin seconded the motion and the motion passed unanimously.

**DISCUSSION OF THE MONROE COUNTY SUBDIVISION REGULATIONS AND EXISTING SEPTIC SYSTEM APPROVAL**

Staff stated that currently the regulations require the environmental specialist to sign off on all plats certifying that each parcel has been approved for a septic system and a reserve area in the event of failure. Common practice when there is an existing residence and septic system, however, is that property owners just certify that the septic system is functioning. No additional septic reserve area is required. Staff expressed two concerns with this current practice. First, it is not provided for in the regulations. Second, in the event of a failure of the older septic system, there may not be an area on the newly created parcel that can accommodate a new septic system. A general discussion followed.

Commissioner Stamey moved to amend the Subdivision Regulations to follow the current practice. Commissioner Cardin seconded the motion and the motion passed unanimously. Staff will prepare an amendment and present at a future meeting.

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

Staff reported that Secretary Holder signed off on a plat for 775 Bethlehem Road, subdividing a 1 acre tract from a 45 acre farm.

**FUTURE TRAINING OPPORTUNITIES**

Staff reported that there will be a training session at 6:00 p.m., June 11, 2015, at Madisonville City Hall. John Lamb, Blount County Planning Director, will do a training session on "Population at the Speed of Life – Health Considerations in Growth, Planning, and the Built Environment." There will also be a training session at 5:30 p.m., June 30, 2015, at the UT Arboretum, Oak Ridge, "Land Use Tour- Understanding Topographic Maps, Soils and Best Management Practices, Sinkholes, Wetlands and Streams Ecology."

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**OTHER BUSINESS**

Staff reported that recently residents of Starr Mountain Road approached the County Commission about maintaining that road. County Commission referred them to the Planning Commission about the process for such acceptance. Staff and Steve Teague, Road Superintendent, met with two of the residents this past week to discuss their request and the minimum road improvement requirements for county acceptance. Staff reviewed the letter from the U.S. Forest Service to the residents of Starr Mountain Road regarding the road. The letter stated that the intent was not to provide access to private land or residences from the Forest Service road and that the Forest Service can only maintain the road to a standard for accessing national forest use. If private land owners desire a higher standard of road maintenance for accessing their property, they may do so.

**ADJOURN**

Commissioner Hamilton moved to adjourn. Commissioner Cansler seconded the motion and the meeting adjourned at 6:32 p.m.

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Secretary

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Date