

MINUTES
TELLICO PLAINS REGIONAL PLANNING COMMISSION MEETING
Tellico Plains Community Center
Monday, January 12, 2015
6:00 P.M.

Members Present

Mitch Millsaps, Chairman
Mike Atkins, Secretary
Patrick Hawkins, Mayor
Larry Harris, Alderman
Chad Johnson

Members Absent

Others Present

Ruth Viergutz Hawk, Staff
Greg Altum, Press

CALL TO ORDER AND APPROVAL OF MINUTES

Chairman, Mitch Millsaps called the meeting to order at 6:20 p.m. Mayor Hawkins moved to approve the December 8, 2014, minutes as submitted. Commissioner Harris seconded the motion and the motion passed 4-0, with Commissioner Johnson having not yet arrived.

DISCUSSION OF UTILITY AND DRAINAGE EASEMENT WIDTHS AND LOCATIONS

Hawk reported that the Subdivision Regulations require a 10 – 20 foot easement width for poles, wires, conduits, gas, heat mains or other utility lines and drainage purposes along all rear lot lines or along side lot lines if necessary as determined by the planning commission. Such easements are for the accommodation of current and future utility and drainage needs. Since the majority of the subdivision plats within the planning region are two lot subdivisions that do not come before the planning commission, staff was looking for guidance when reviewing such plats as to what easement width the planning commission wanted. A general discussion followed.

Commissioner Atkins moved that a ten (10) foot standard utility and drainage easement be established along all side, rear, and front property lines. Commissioner Johnson seconded the motion and the motion passed 5-0.

REPORT ON MINOR SUBDIVISION PLAT REVIEW/APPROVAL

Staff reported that a resubdivision of land within the Indian Ridge subdivision was presented to staff during the past month. The resubdivision moved and eliminated interior lot lines and all modified lots were greater than five (5) acres.

ADJOURN

The meeting adjourned at 6:40 p.m. Staff conducted a 1 hour training session on “Land Subdivision”.

Secretary

Date