

MINUTES
VONORE MUNICIPAL/REGIONAL PLANNING COMMISSION
Vonore Community Center
September 1, 2015

Members Present

Allen Cansler, Chair
Bob Lovingood, Mayor
Harold Davis
Tom Sundstrom
Jennifer Wiggins

Members Absent

Mike Garren, Sec.
April Sloan

Others Present

Ruth Viergutz Hawk, Planner
Kenton Hartman, Havco
Steve Moore, Havco
Greg Altum, The Buzz

CALL TO ORDER

Mayor Lovingood called the meeting to order at 6:00 p.m., Chairman Cansler having not yet arrived.

APPROVAL OF MINUTES

Commissioner Davis moved to approve the minutes of August 4, 2015. Commissioner Wiggins seconded the motion and the motion passed 4-0, Chairman Cansler having not yet arrived.

SITE PLAN FOR AN EXPANSION TO THE HAVCO WOOD PRODUCTS INDUSTRY LOCATED ON THE WEST SIDE OF INDUSTRIAL DRIVE, NILES FERRY INDUSTRIAL PARK, TAX ID 028 034.00, 66.95 ACRES, ZONED M-2 HEAVY INDUSTRIAL (Havco Wood Products, LLC, Applicant)

Staff reviewed the minimum requirements of the M-2 Heavy Industrial zoning district. Kenton Hartman, representing Havco Wood Products, LLC, explained the proposed expansion. Havco Wood Products, LLC, is the largest hardwood truck flooring company in North America. They have two plants, the one in Vonore and a smaller one in Missouri. This plant currently has six pre-dryer buildings and they need additional drying capacity. The expansion will include a new pre-dryer building and a kiln. The proposed pre-dryer building is larger than the existing pre-dryer buildings because of changes in drying technology. The new pre-dryer building and kiln will be located south of and adjacent to the two existing pre-dryer buildings located on the western side of the property. The area is currently a hard surfaced outdoor storage and parking area. The proposed buildings meet all setback and building height requirements. No additional parking is needed. The Storm Water Pollution Prevention Plan (SWPPP) is currently under the Tennessee Department of Environment and Conservation's review.

Commissioner Davis moved to approve the site plan. Commissioner Wiggins seconded the motion and the motion passed 5-0.

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DISCUSSION OF VONORE SUBDIVISION REGULATIONS AND EXISTING SEPTIC SYSTEM APPROVAL

Staff presented the “Existing Septic System Certificate” that was recently approved by the Monroe County Planning Commission. For many years it has been common practice throughout the county for the use of this certificate when an existing house is being subdivided out of a larger tract of land. The certificate states that the septic system location is as shown on the plat and that it is in proper working order. The county planning commission voted to continue that current practice.

Staff stated that currently Vonore’s 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. This common practice of having the property owner certify that the existing septic system is functioning does not ensure that there is a reserve septic system area in the event of a failure. 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. By consensus, the commission agreed that a reserve area for a septic system is needed in the event the existing system failed. This would require a soils map be completed to identify the reserve location. No action was taken. Staff will prepare an amendment to the Subdivision Regulations to present to the planning commission at a future meeting.

FUTURE TRAINING OPPORTUNITIES

Staff reported that the following training will be available:

- 6:00 p.m., Thursday, September 24, 2015, TDEC Training Center, 761 Emory Valley Road, Oak Ridge: TDEC Staff, “Addressing Stormwater and Drainage Issues”
- 6:00 p.m., Tuesday, September 29, 2015, Jefferson City Fire Hall/City Hall Complex, Highway 92, Jefferson City: TDEC Staff, “Addressing Stormwater and Drainage Issues”
- 6:00 p.m., Thursday, October 29, 2015, at Farragut Town Hall: Dan Hawk, “Private Property Rights”
- TBD, at Vonore Community Center: John Lamb, Blount County Planning Director, “Population at the Speed of Life – Health Considerations in Growth, Planning, and the Built Environment”.

OTHER BUSINESS

None

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ADJOURN

Commissioner Davis moved to adjourn the meeting. Mayor Lovingood seconded the motion and the meeting adjourned at 6:35 p.m.

Michael Garren, Secretary

Date