

MINUTES
VONORE MUNICIPAL/REGIONAL PLANNING COMMISSION
April 5, 2016

Members Present

Bob Lovingood, Mayor
Harold Davis
Tom Sundstrom
Jennifer Wiggins

Members Absent

Allen Cansler, Chair
Mike Garren, Sec.
April Sloan

Others Present

Ruth Viergutz Hawk, Planner
Greg Altum, The Buzz

CALL TO ORDER

Mayor Lovingood called the meeting to order at 5:55 p.m.

APPROVAL OF MINUTES

Commissioner Davis moved to approve the minutes of February 2, 2016. Commissioner Wiggins seconded the motion and the motion passed 4-0.

DISCUSSION OF VONORE SUBDIVISION REGULATIONS AND REQUIRED PLAT CERTIFICATIONS

Staff distributed copies of proposed certifications that utility providers would sign on final plats and resubdivision plats. The certifications address availability of existing water, sewer, and electricity to the property. The intent behind the certifications is to ensure that the property subdivider is aware of the actual costs to subdivide, that the utility provider is aware of the services that are going to be needed, and that the property purchaser is made aware of what services are actually available.

Additional proposed certifications discussed included the certification regarding existing septic systems, a certification for a reserve area when an existing septic system is already in place, a certification regarding existing accepted public streets, and a certification regarding private streets.

A general discussion followed.

By consensus, the commission agreed that the certifications were acceptable and staff should proceed with preparing an amendment to the *Vonore Subdivision Regulations* to incorporate the new certifications into the requirements. Staff will also get with the Town Recorder about creating a Vonore Public Street List.

DISCUSSION OF VONORE SUBDIVISION REGULATIONS AND REQUIRED INFORMATION ON PRELIMINARY, FINAL, AND RESUBDIVISION PLATS

Staff distributed copies of a list of proposed amendments to the subdivision regulations. The following is a summary of the changes discussed:

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- Adding the planning region area to the planning commission's area of jurisdiction;
- Adding the provision that allows the planning commission secretary to sign off on 2-lot subdivision plats;
- Requiring that a stormwater plan be included as part of a preliminary plat submittal;
- Updating the expiration criteria for preliminary plat approvals per T.C.A. 13-3-413;
- Updating the number and types of copies required to be submitted for a final plat;
- Adding additional information requirements on final plats;
- Adding the previously discussed certifications; and
- Requiring lots to have fifty (50) feet of road frontage and that the road right-of-way be fifty (50) feet in width.

By consensus the commission agreed with the proposed changes, but wished to get Chairman Cansler's input on the fifty foot road frontage requirement. It was also agreed that a public hearing would be held at the June planning commission meeting and that staff should proceed with preparing an amendment to the *Vonore Subdivision Regulations* to incorporate these changes.

TRAINING OPPORTUNITIES/OPTIONS

Staff reported that East Tennessee Quality Growth will be sponsoring a 1-day conference on April 28 at the Alcoa Hilton Hotel-Airport, entitled "Connecting Competitive Communities". Anyone interested in attending should let staff know and she will coordinate registration with the Town Recorder.

OTHER BUSINESS

Staff reported that she had been asked to write a second letter for a grant application for low income apartments on Tallent Lane.

ADJOURNMENT

Commissioner Davis moved to adjourn. Commissioner Wiggins seconded the motion and the motion passed unanimously and the meeting adjourned at 7:23 p.m.

Secretary

Date