

MINUTES
VONORE MUNICIPAL/REGIONAL PLANNING COMMISSION
November 7, 2017

Members Present

Allen Cansler, Chair
Mike Garren, Sec.
Bob Lovingood, Mayor (left 6:16 p.m.)
Harold Davis
Tom Sundstrom
Jennifer Wiggins

Members Absent

Others Present

Ruth Viergutz Hawk, Planner
Greg Altum, The Buzz

Citizens Present: Sherry Bishop, Mike Jamison, Frank Thurston, Ronald Wurstner, Greg Kuth, Jennifer Kuth, David Lockly, Mckenna Garren, Shea Ervin

CALL TO ORDER AND APPROVAL OF MINUTES

Chairman Cansler called the meeting to order at 6:09 p.m. immediately following the Board of Zoning Appeals meeting. Mayor Lovingood moved to approve the minutes of October 3, 2017. Commissioner Davis seconded the motion and the motion passed 6-0.

ELECTION OF OFFICERS – CHAIRMAN AND SECRETARY

Commissioner Garren moved to nominate Allen Cansler as chair and Tom Sundstrom as secretary. Commissioner Davis seconded the motion and the motion passed 6-0.

SITE PLAN FOR PROTECH RECONSTRUCTION, LOCATED ON A PARCEL 043.03, MONROE COUNTY TAX MAP 028, 120 TELLICO PORT ROAD IN THE NILES FERRY INDUSTRIAL PARK, 5.12 ACRES, ZONED M-2 (Justin Raper, Sons Construction Company, Applicant)

Staff presented the site plan. Staff recommended approval of the site plan subject to increasing the width of the parking spaces to 10' and showing the electricity connection.

Commissioner Garren moved to approve the site plan subject to increasing the width of the parking spaces to 10' and showing the electricity connection. Mayor Lovingood seconded the motion and the motion passed 6-0.

FOR DISCUSSION PURPOSES ONLY, MAPLE SPRINGS SUBDIVISION, 10 LOTS, LOCATED ON THE WEST SIDE OF GUN RIDGE ROAD AND THE NORTH SIDE OF WALNUT GROVE ROAD, PARCELS 010.00 AND 010.03, MONROE COUNTY TAX MAP 037, LOCATED WITHIN THE PLANNING REGION (Frank Thurston/Surveyor and Ideal Land Holdings/Mike Jamison, Applicants)

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Staff distributed copies of the draft subdivision plat plan, the soils map of the site, and a 5/17/2000 Advocate newspaper article about this property and the Vonore Planning Commission. Staff gave a brief overview of the development, including that the southern portion of the property was located within the floodplain, there were possible wetlands adjacent to the floodplain, and the overall slower perc rates of the soils. Greg and Jennifer Kuth presented pictures from that morning's flooding of the land. Between 4:30 and 9:30 a.m. today, 1.6" of rainfall fell. The pictures were taken around 9:00 a.m. This is the same property that Mr. Kuth has talked to the planning commission about at the last several planning commission meetings. Mike Jamison showed pictures of the site taken at 11:30 a.m. today. A general discussion followed.

Staff reported that she and Steve Teague, County Road Superintendent, had visited the site. This development will aggravate an existing flooding problem and staff recommended that as part of the development, the developer pay the Monroe County Highway Department \$3,000 for the installation of a 48" arched pipe on Walnut Grove Road. The cost would cover the pipe, labor, crusher run rock, and cold mix. There would be no charges for machinery use.

The applicant reported they were revising the subdivision plat plan. No action was taken.

DISCUSSION OF APPLICATION FEES

Staff distributed a copy of Resolution No. 99-04, A Resolution Establishing Fees for Rezoning, Special Use Permits, Subdivision and Planning Applications. Staff reported that no fees are currently being collected, but was looking for direction on the matter. Commissioner Garren stated he would place the item on the Board of Mayor and Aldermen's agenda.

OTHER BUSINESS

Staff reported that the Chancery Court ruled on behalf of the Town of Vonore in the Gaither's Inc./Magnolia House lawsuit. It is not known yet whether Gaither's will file an appeal.

Staff reported that the Sequoyah Development, marina on Highway 411, may be re-started again. The new developers would be required to bring a site plan to the planning commission.

ADJOURNMENT

Commissioner Garren moved to adjourn. Commissioner Davis seconded the motion the meeting adjourned at 7:06 p.m.

Secretary

Date