

**MINUTES**  
**VONORE MUNICIPAL/REGIONAL PLANNING COMMISSION**  
**February 6, 2018**

**Members Present**

Allen Cansler, Chair  
Bob Lovingood, Mayor  
Harold Davis  
Tim Swafford

**Members Absent**

Tom Sundstrom  
Jennifer Wiggins

**Others Present**

Ruth Viergutz Hawk, Planner  
Greg Altum, The Buzz

**Citizens Present:** Mike Jamison, Frank Thurston, Diane Wyatt, Greg Kuth, and David Lockly

**CALL TO ORDER AND APPROVAL OF MINUTES**

Chairman Cansler called the meeting to order at 6:04 p.m. immediately following the Board of Zoning Appeals meeting. Commissioner Davis moved to approve the minutes of November 7, 2017. Mayor Lovingood seconded the motion and the motion passed 4-0.

**FINAL SUBDIVISION PLAT OF MAPLE SPRINGS, 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, 10.85 ACRES, TO CREATE 9 LOTS, LOCATED WITHIN THE PLANNING REGION (Mike Jamison, Applicant)**

Staff reviewed the plat and Article III., E. Suitability of the Land, of the *Vonore Subdivision Regulations*. Staff recommended approval of the plat subject to the following:

1. The wetlands being shown on Lot 4. Staff stated that wetlands were shown in this area on a previous plat and since there were no building inspections/footer inspections in the planning region, this would notify prospective owners about the wet soil conditions;
2. Showing the Tennessee Department of Environment and Conservation (TDEC) minimum 30' buffer from the wetlands;
3. Because of the limited septic system locations on several of the lots, TDEC has expressed concerns about driveway cuts conflicting with septic system locations. Show shared driveway locations and associated easements where applicable; and
4. Obtaining the signatures for the required certification.

A general discussion followed.

Commissioner Davis moved to approve the plat subject to obtaining the signatures for the required certifications. Mayor Lovingood seconded the motion with the condition that the applicant submit a separate residential site plan with topographic information for Lot 4 to ensure the house would be adequately elevated and that there would be no standing water under the house prior to the final plat being signed off on. Commissioner Davis agreed to this condition. The motion passed 4-0.

**Vonore Planning Commission - Minutes**  
**2/6/2018**  
**Page 2**

**OTHER BUSINESS**

None

**ADJOURNMENT**

Commissioner Davis moved to adjourn. Mayor Lovingood seconded the motion and the meeting adjourned at 6:42 p.m. Staff conducted a one-hour training session on “The Role of the Planning Commission”.

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Secretary

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Date