

**MINUTES**  
**VONORE MUNICIPAL/REGIONAL PLANNING COMMISSION**  
**September 3, 2019**

**Members Present**

Harold Davis, Secretary  
Bob Lovingood, Mayor  
Thomas Flynn  
Greg Fowler  
Tim Swafford

**Members Absent**

Allen Cansler, Chair  
Michael Moore

**Others Present**

Ruth Viergutz Hawk, Planner  
Greg Altum, Press  
Clay Dye  
Mitch Cornelius  
Julie Anderson

**CALL TO ORDER AND APPROVAL OF MINUTES**

Mayor Lovingood called the meeting to order at 6:23 p.m. immediately following the Board of Zoning Appeals meeting. Commissioner Swafford moved to approve the minutes of August 6, 2019. Commissioner Flynn seconded the motion and the motion passed unanimously.

**SITE PLAN FOR EXPANSION OF THE EXISTING INDUSTRIAL FACILITY LOCATED AT 200 INDUSTRIAL DRIVE, PARCEL 040.14, MONROE COUNTY TAX MAP 028, LOCATED IN THE NILES FERRY INDUSTRIAL PARK BETWEEN THE TWO RAILROAD LINES, 12.471 ACRES, ZONED M-2 (Vonore Fiber Products, LLC, Applicant)**

Hawk presented the site plan. In addition to several open-aired structures being added around the industrial complex, a new building will be built adjacent to the existing property line. The owner intends to move the property line. A new road will be constructed in the rear of the facility. Clay Dye, owner representative answered questions regarding the functioning of the site. Hawk reported that Aaron Hanley, Fire Chief, expressed concerns about the location of the bale storage next to the building. Clay Dye explained that this area is for shift storage only and will act as a staging area for moving the raw material into the plant. The longer-term storage, which will be approximately one week's worth of raw material (switchgrass and sorghum), will be located behind the new road. Hawk pointed out that the existing storm drains are intended to be adequate, but a new catch basin may be added during construction on the new road at the drainage easement. A general discussion followed.

Commissioner Swafford moved to approved the site plan. Commissioner Davis seconded the motion and the motion passed unanimously.

**OTHER BUSINESS**

None

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**ADJOURNMENT**

Commissioner Flynn moved to adjourn. Commissioner Fowler seconded the motion and the motion passed unanimously. The meeting adjourned at 6:34 p.m.

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Secretary

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Date