

PLANNING COMMISSION MINUTES

August 2, 2018

City of Baneberry, Tennessee

Meeting location: Baneberry City Hall, 521 Harrison Ferry Rd., Baneberry, TN 37890

Call to Order: The Regular Meeting of the Planning Commission was called to order at 6:35 PM. Members present: Chairman Judy Keane, Vice Chairman Carl Kammann, Mayor Clint Hurley, Commissioner Brian Metzger, Donna Renner, and Secretary Michael Harriss. Those present constituted a quorum.

Review and Approval of Minutes: The minutes for the June 7 meeting were tabled pending two corrections: under New Business item #1, the installation of a black chain-link fence is to be changed to read “powder coated black metal fence...” not chain link as described. Also, in item #3, the structure discussed is a shed not a garage as stated in the minutes. The minutes will be corrected and resubmitted to the Commission at the next meeting.

Reports:

1. There were no reports given.

Old Business:

1. The Commission discussed the request for a variance to the 30 ft. rear setback requirement for an accessory building by Vickie and John Lunsford, 353 Bonnevista Dr., at the June 7 meeting. The Lunsfords have asked to place a shed that has matching materials to the house but want to place the shed only 15 ft. from the back-property line. They have not given any justification, hardship or reason for the request of variance. They were not present at the June 7 or the August meeting to state their reason for the variance request. Discussion included the possibility of changing the Ordinance as it has been called “excessive” and why it is a 30 ft set-back. It was noted that the property adjacent to the shed is a community drain field and there would not be a residence behind them that would be adversely impacted by the shed. The Commission briefly discussed the future impact on the community if the Ordinance was changed but made no decision on the matter. The request was tabled until the Lunsfords can show just cause and reason for the variance.
2. It was noted by Chairman Keane that no new information had been received regarding the deed changes for the three Bonnevista Dr. properties (Brady, Ballard, Sandles) discussed at previous meetings. City Manager Mike Blair said that he had spoken to the City’s attorney Doug Drinnon’s office and they need some more information that he would send them. He hoped to get their completed work in 30 days.

New Business:

1. There was no new business.

Open Floor Discussion: There was none.

Announcements: There were none.

Adjournment: The August 2 meeting of the Planning Commission was adjourned at 6:50 P.M.

Michael Harriss, Secretary

Judy Keane, Chairman

Date Approved