

PLANNING COMMISSION MINUTES**April 5, 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 6:40 PM. Members present: Vice Chairman Karl Kammann, Mayor Clint Hurley, Commissioner Brian Metzger, Donna Renner, Tom Jones and Secretary Michael Harriss. Those present constituted a quorum.

Review and Approval of Minutes: After some discussion about item #2 under Reports being a “conditional approval based on further review by Jones”, a motion was made by Commissioner Metzger to approve the minutes and second by Mayor Hurley and the minutes were approved. Also approved were the minutes from the Special Called Meeting of the Planning Commission from March 15, 2018.

Reports: Inspector Tom Jones presented plans for three construction projects and one combining of five lots:

1. Gunther Tillman submitted plans to Inspector Jones for a new house construction on Lot 29 New Horizon and the plans meet with Jones approval. They do not have a septic permit yet but do have an official letter stating it has been approved for a three-bedroom subsurface disposal system; the permit is in process. He submitted his site plan at this meeting for Mr. Jones to approve. The Commission voted to approve the plans and construction.
2. Allen Hale, Lot 73 Kamman Cove, due to a reinspection needed for the drain field location, the Hale’s were given only a preliminary approval at the March 25 Special Called Meeting to begin construction. Having done that and submitting the permit to Jones, the Commission voted to approve the plans on Jones’s recommendation.
3. Dennis Earls, Lot 5 Nina Ferry Point, has not yet submitted his Environmental permit, but has all other plans submitted and Jones recommends approval. Commissioner Metzger made a motion to approve the plans conditional upon them submitting the required septic permit. The Commission voted to conditionally approve the plans.
4. Kyle Osborne, combining Lots 59, 60, 61, 62, 63, no street address given. Tom Jones has reviewed the survey submitted and approves the combining of lots but the survey has not yet been signed by the Environmental Inspector. He does not yet have the Environmental inspection submitted to him but recommends approval assuming that the larger acreage will pass inspection. Commissioner Metzger made a motion to approve the combining of lots conditional upon approval of the environmental inspection; the Commission voted to approve.

There was some open discussion from Commissioner Metzger about the number of inspections done by Mr. Jones, 4-6 inspections per building site. Mr. Jones said it he has tried to be considerate of the number of inspections he does, but more often than not he can't do the inspections properly in four site visits because of various extenuating circumstances. He has even agreed to receive pictures of changes he required to avoid another site visit and fee. During the discussion he stated that in his opinion, it was a mistake to base the permit fee on number of inspections, but they should be the same for everyone. He suggested possibly making a fee schedule based on square footage or the cost of a project for repairs. There was other discussion about cost to make inspections, but no decisions or changes made to the current inspection process and fees.

New Business: There was no new business.

Old Business:

1. Vice Chairman Kamman stated that at the May Planning Commission meeting there will be further discussion and possibly voting on a draft Ordinance change to the current Ordinance front line setback calculations.

Open Floor Discussion: There was none.

Announcements: There were no announcements made.

Adjournment: A motion was made to adjourn the April Planning Commission at 7:00 P.M.

Michael Harriss, Secretary

Judy Keane, Chairman

Date Approved