

PLANNING COMMISSION MINUTES

August 3, 2017

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, Tom Jones and Secretary Michael Harriss. Those present constituted a quorum.

Review and Approval of Minutes: It was noted by Chairman Keane that in the July 6, 2017 minutes, page 1, the last sentence under New Business 1. should be changed to read “There was discussion and a motion made to grant a variance to the Ordinance for the existing shed in question, but it failed,” to note that the variance suggested was not for all existing sheds, but only the one in question on Mountain View Lane, and that the motion was not tabled, which would require another motion. A motion was made to accept the July 6, 2017 minutes, but be amended to include this correction; seconded and the minutes were approved, pending corrections to be made.

Reports:

1. There were no reports given.

Old Business:

1. Chairman Keane reported that City Manager Mike Blair has sent a certified letter to the owner of the prefab shed on Mountain View Lane discussed in the July 6 meeting, but to date, there has been no response. Delivery of the certified letter starts the time that the owner has to make the changes required by the Ordinance. There was discussion about the nature of the City’s intention to force citizens to comply to the Ordinance pertaining to storage sheds and detached buildings from houses, and how to maintain friendly community relationships while doing so; also about the impact of the Ordinance on present homeowners with compliant structures and the effect on the community with the existing architectural standards. It was generally agreed that the Ordinance should continue to preserve the aesthetic building quality of community but possibly allow for newer, better quality prefab storage sheds. Discussion included changing the Ordinance, specifying materials, foundations, anchoring, how to inform the public, etc. as opposed to granting variances. It was noted that the existing prefab sheds that don’t meet code are in violation of the Ordinance and can’t be “grandfathered” into compliance because they were never within the code specified by the Ordinance. It was noted that there may be a Statute of Limitations on the matter and the City Attorney should be

consulted. It was suggested a committee be formed to discuss the existing Ordinance, any changes to be made, what we need to do for future sheds, how the Planning Commission should proceed to present the Ordinance to Council and what changes could be required of existing sheds. After some discussion about what the next step should be, Chairman Keane decided that she and the Codes Enforcement Officer would study the issue, do some research on current prefab buildings, materials and report back to the Planning Commission at a later date.

New Business:

1. Review Tom Carter's house plans: Tom Jones, C.O.B Building Inspector, has reviewed the house plans, made some minor corrections and recommends approval. Mr. Carter stated the driveway entrance and his electrical access would be from Back Nine Dr. He mentioned that there had been some dumping on the property of a variety of materials over the years that he would clean up and properly dispose of. He will only burn the brush dumped and some other he has cut on site, as has been discussed with the City Manager.

Open Floor Discussion: Tom Jones, COB Building Inspector, made some comments on the City's current procedure of measuring set-backs. Currently they are measured from the center of the street but he prefers measuring from the property lines. He stated that this gives a more consistent measurement as some of the roads encroach onto private property and variances have had to be issued because of the current practice. There was discussion from the floor, agreement and disagreement, on where the measurement should be taken from. Chairman Keane directed that the issue should continue to be discussed by the Roads Commission and brought to the Planning Commission at a later date.

Announcements: Chairman Keane announced that there will be a Planning Commission training seminar at the Jefferson City Library on August 29, 2017 for 2 hours of training credit. There is no preregistration for the event. It was noted that members of the Planning Commission are required to have 4 hours of continuous education training per year. C.O.B Building Inspector Tom Jones noted that it was an important meeting and Commission members should attend if possible. The next regular meeting of the Planning Commission will be on September 7, 2017.

Adjournment: A motion was called for by Chairman Keane to adjourn; a second was made and the meeting of the Planning Commission was adjourned at 7:22P.M.

Michael Harriss, Secretary

Judy Keane, Chairman

Date Approved