

PLANNING COMMISSION MINUTES

December 7, 2017

City of Baneberry, Tennessee

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

Call to Order: The meeting of the Planning Commission was called to order at 6:45 PM. Members present: Chairman Judy Keane, Vice Chairman Carl Kammann, Mayor Clint Hurley, Commissioner Brian Metzger, Building Inspector Tom Jones and Secretary Michael Harriss. Those present constituted a quorum.

Review and Approval of Minutes: The minutes for the November 2, 2017 Planning Commission meeting were reviewed and approved.

Reports:

1. **Building Inspector:** Tom Jones reported that he had reviewed the plans for a new construction for Mike Lute in Land's End, Back Nine Dr. on three combined lots referred to as lot 3R. He reported that the plans meet the required setbacks for Land's End; the basic construction looks good; is approximately 4,300 SF; and that he had a septic permit. Mr. Lute does not have a contractor at this time, but the plans seem to be compliant and he recommends approval. Mr. Jones mentioned that in the future he would like more time to review plans as he only had about 15 minutes to look at these plans before our meeting. He mentioned there was no plumbing or electrical plan with the building plans submitted, which he liked to review. A contingency approval based on giving Mr. Jones more time to review the plans was offered by Commissioner Metzger, but Mr. Jones didn't think it was necessary as the house looked good structurally and will have to meet Code inspections. A motion was made to approve the plans, seconded and the plans were approved by the Commission.
2. Some plans for repair work were submitted by Gary Himmelwright, but he was not at the meeting to discuss them, so they were set aside for the next meeting.

Old Business:

1. **Status of Rustic Court Survey:** New markers have been installed for the right of way survey so the replat of lot property lines can begin.
2. **Bonnevista Survey:** The survey still has to be approved with a new drawing. Mr. Brady has not contacted the City Manager to view the new drawing before approval process begins.

New Business:

1. Chairman Keane presented the Board with some problems in the permitting process, that permits are not being completed after applied for. They sit open in the files without pertinent inspections to complete the process to help assure quality construction is taking place. The City Manager has added to the permit instructions that the owner and/or their contractor is responsible to see that the permitting process is completed with proper inspections and reported to City of Baneberry. It was noted by the City Manager that recently four letters had been sent out notifying owners that their permits had not been completed. The Building Inspector commented that some of the individuals had partially completed the process but failure to follow through the process was not unusual. It is important for the process to be completed.

Open Floor Discussion: There was no open floor discussion.

Announcements: It was announced that there will be no January 2018 meeting.

Adjournment: A motion was made to adjourn the December 7 meeting, seconded and the meeting was adjourned at 6:55 P.M.

Michael Harriss, Secretary

Judy Keane, Chairman

Date Approved