

PLANNING COMMISSION MINUTES

July 6, 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: A motion was made to accept the June 1, 2017 minutes as submitted, seconded and the minutes were approved.

Reports:

1. There were no reports given.

Old Business:

1. Status of the Bonnevista cul-de-sac: There was no update on the status of the surveys for the planned improvement of this cul-de-sac.

New Business:

1. There was lengthy discussion about the existing and future placement of pre-fab sheds on properties in the City; what to do about existing ones that are in violation of the current Ordinance and if said Ordinance regarding pre-fab sheds should be updated and include a check list with more current standards. There was discussion about their aesthetic quality and fairness to residents who have built sheds in compliance. The City's Building Inspector Tom Jones has looked at one of the most recent ones and gave a brief description of it, noting that it did not violate any building code, but did need to be properly anchored. The owner has said he would attach anchors and acquire the necessary permit and paint it to match his house. Mr. Jones also stated that these "ready removable structures" and most will probably meet code in the future as storage facilities but not "mini-houses". He suggested a list of basic code construction standards regarding anchoring, design and materials be compiled and available. Chairman Keane has composed an additional Accessory Buildings Checklist regarding these type buildings to be made public and more easily accessible. There was discussion about how to inform the homeowners about similar rules and guidelines regarding City Ordinances. There was discussion regarding the current Ordinance and the possibility of updates, but the current owners of these prefab sheds are in violation of City Ordinance and this should be addressed by the City. Discussion continued about what action the City should take on these non-compliant sheds including fines and legal

action to enforce compliance and making the existing ones match the houses and in compliance with the Ordinance. Chairman Keane read a letter from one of the homeowners regarding her experience in getting approval of her shed. It was decided that the City will send a letter of notification to the homeowners regarding these sheds and how to comply with the existing Ordinance, including what further action the City will take on continued non-compliance.

2. Tom and Marie Garswick submitted a proposal to combine 3 lots on Pashley Court, which have been surveyed, approved and renumbered. It was noted by Building Inspector Tom Jones that the plans did not have the necessary FEMA certification that the property was not in a flood zone. There was a motion to approve the plans on the condition that the FEMA certification is acquired.
3. Mr. and Ms. Sexton submitted plans to build a home in Land's End. They have already met with the Building Inspector Tom Jones who has approved them. The Planning Commission reviewed the plans. There was minor discussion about property set-backs in Land's End and Mr. Jones said they were in compliance. A motion was made and approved to accept the plans.
4. Ronnie Chapman was not present at the meeting and his house plans were not reviewed or voted on.

Open Floor Discussion: There was some discussion about the role of the City Manager to go on site for inspections and it was noted that it was more the Codes Enforcement Officer's job, not City Manager's but that Mike Blair had been on site during the recent transition between City Managers. It was also noted by the Building Inspector that the enormous amount of details in doing inspections would be beyond the City Manager's duties.

Announcements: Chairman Keane announced the next regular meeting of the Planning Commission will be on August 3, 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