

**PLANNING COMMISSION MINUTES****June 7, 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.

- 1. Review and Approval of Minutes:** The Minutes for the May 3, 2018 meeting were approved.

**Reports:** There were no reports given.

**Old Business:**

1. The Ordinance changing the front-line setback is being vetted by Mr. Drinnon and has not yet been received.
2. The Bonnevista deed changes required for the Ballard, Brady, and Sandles properties has not yet been received.

**New Business:**

1. Patrick and Susan Driscall, 3413 Mountain View Ln. submitted a request with plans to install a black powder coated fence on the rear of their property primarily to contain their dogs. There was some discussion about the color not matching the house and the type of material by Vice Chairman Kammann. There was also discussion if an 8-foot setback was required, and it was decided it was not, as the fence was not a permeant structure and could easily be moved. The Commission voted 5 to 1 to approve the request and plans.
2. Mr. David Koepper, Land's End Lot #20, is requesting a variance to the 10-foot side setback to the neighboring property because of an old survey that was in error and has caused an encroachment into the neighboring property at the beginning of construction. The side setback encroachment was discovered by his neighbor Darrell Short during his survey for future building and brought to Mr. Koepper's attention. The footings were poured prior to discovery of the encroachment and survey error and construction has halted as of this time. The more recent survey by Brennon Garrett did not catch the error and he gave an explanation that the error was made due multiple pins on one corner of the construction, a bump-out consisting of 42 sq.ft. This would make the setback only at that point of the construction, a 6ft. set-back 17 ft. long.

Copies of the new survey were submitted to Planning Commission for review showing the bump out and variance area. After some discussion which included Mr. Short, a motion was made by Commissioner Metzger to allow the 4 foot variance for Mr. Koepper and the same variance for Mr. Short when he builds. The motion passed and the request for variance was approved.

3. Vickie and John Lunsford, 353 Bonnevista have requested a variance to the 30 foot set-back to build a shed. After some discussion it was agreed that the shed should conform to current regulations concerning set-backs. The Lunsfords were not present at the meeting so the request was tabled until they could attend and explain their request. It was noted that the adjacent property to the shed is the community drain field for Lands End.

**Open Floor Discussion:** There was open discussion about the esthetic quality of the community with regard to what objects can be placed in resident's yard and what types of businesses can be conducted on residential property. Commissioner Metzger said there were some Ordinances that regulate this but needed to be enforced by Codes Enforcement Officer if they apply to the complaint from the floor that car parts were visible from the street at a City resident's home.

**Announcements:** There will not be a Planning Commission meeting in July, 2018.

**Adjournment:** The meeting was adjourned at 7:10 P.M.

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Michael Harriss, Secretary

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Judy Keane, Chairman

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Date Approved