

**PLANNING COMMISSION MINUTES****May 3, 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, Donna Renner, and Secretary Michael Harriss. Those present constituted a quorum.

**Review and Approval of Minutes:** The minutes for the April 5, 2018 Planning Commission meeting were reviewed and approved as w

**Reports:**

1. There were no reports given.

**Discussion:** Chairman Keane asked the members if they had noticed that some of the recent requests for home construction lacked the Environmental Permit when submitted for approval and that it was not clear if follow up by inspectors had secured the permits and were on file with the City Manager. It was mentioned that suitable soil can be a problem on some lots in Baneberry. Chairman Keane commented she would talk to Tom Jones about the process.

**Old Business:**

1. Ordinance 218-05 change to setback determination: Chairman Keane is preparing a new Ordinance 218-05 to amend the existing Zoning Ordinance 212-5 and Building Permits and Inspections Ordinance 215-13 which determines how the private property front line setbacks from the street is calculated and requires a survey by the property owner to be submitted with building plans to establish a 30-foot setback from the middle of existing road, not the middle of the right of way, as Ordinance 215 currently reads. On some streets the road is not in the middle of the right of way and the current method has caused encroachment from private properties into the right of way, and also the right of way encroaching into private properties. M.T.A.S will assist in the process, review the new document and recommend it to Commissioners. A motion was made and second to proceed with the process for Ordinance 218-05 changing the method to determine front line setbacks.
2. Bonnevista: The necessary paperwork for deed changes to the Ballard, Brady, and Sandles properties cul-de-sac improvement is being sent to Mr. Churchwell for evaluation.

**New Business:** There was no new business.

**Open Floor Discussion:** There was some question and discussion from the floor about how the right of way and center of the road measurement will change to determine the property set back of 30 feet from the front property line. It was mentioned that the new process will simplify the process and will also locate the right of way from the new required survey. The old method measured from the center of the road 55 feet to determine the set back and had caused some inaccurate determinations of the right of way and road relative to property lines.

**Announcements:** The next meeting will be June 7, 2018

**Adjournment:** A motion was made and second to adjourn the meeting at 6:50 P.M.

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Michael Harriss, Secretary

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Judy Keane, Chairman

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Date Approved