

## PLANNING COMMISSION MINUTES

November 2, 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 6:30 P.M. 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.

**Review and Approval of Minutes:** The minutes for the October 5, 2017 meeting were reviewed; a motion was made to accept the minutes as recorded, a second was made and the minutes were approved. The minutes for the September 7 Appeals Board were amended regarding the placement of the Morie shed. The minutes of the September 7 Planning Commission meeting were corrected under Old Business item 1, deleting "... making it a dead-end road, and redistribute the cul-de-sac property to them, making it a common driveway for the property owners." The changes to the September 7 minutes were voted on and approved.

### Reports:

1. The Board was presented with plans for a new construction by Mr. and Mrs. Bachelor on lots 47-48, Travelers Cove. The plans have been approved by Tom Jones, Building Inspector. There was no discussion about the plans and a motion was made to approve them, voted on and the plans were approved.

### Old Business:

1. The status of Bonnevista survey. Chairman Keane has discussed the improvements being made in the Bonnevista cul-de-sac with property owners. In trying to minimize any future excavation and reduce the amount of land given up by the Sandles, she suggested that the City slightly redesign the shape of the cul-de-sac and grant a 10-foot variance to the setback ordinance for the Ballard property. Mr. Sandles seems agreeable with this new approach to the improvement and giving up some of his land. The possibility of some compensation given to the Sandles for his land was mentioned, but has not been addressed at this point. There was discussion about the need to keep all the property owners in the cul-de-sac informed of the City's progress and revised approach to solving the problem to allow better access for large emergency vehicles. Discussion included the City's future liability due to excavating and placing a fence or some barrier, but it was suggested that it would be the property owner's decision to construct a barrier. It was also mentioned that when the new survey and replatting is done that some lots would be combined to remove them from the right of way.

Commissioner Metzger noted that public safety, respecting private property and appearance was very important to the improvement. The City's Attorney will be contacted about the City's liability in changing the slope of the property and the need for a protective barrier.

2. The status of the Rustic Court survey. The surveyor has been asked to mark the right of way and the Mangus property lines to better site the changes that need to be made for the changes to the cul-de-sac when the new survey can be completed.

**New Business:**

1. There was no new business.

**Open Floor Discussion:** Commissioner Metzger mentioned that a general letter has been sent out to all Baneberry homeowners noting some of the City's regulations currently in place and suggested that the Planning Commission may need to revisit and discuss some of the City's Ordinances and possibly update them as needed. Chairman Keane agreed this needs to be done and regarding the Ordinance governing sheds, looking at each shed on a case by case basis. It was noted that with new designs, materials, anchoring and portability of sheds, that current restrictions may need to be modified to allow for the new quality improvements in prefab building and sheds.

**Announcements:** There were no announcements.

**Adjournment:** A motion to adjourn was made and seconded; the November 2 meeting was adjourned at 6:55 P.M.

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Michael Harriss, Secretary

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Judy Keane, Chairman

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Date Approved