

Plan Commission Minutes
Thursday January 24th, 2019

Members Present: David Moore, Dennis Chambers, Jeff Dieterlen, Mike Young, Jessica Hester, Perry King and town attorney Mel Daniel. Robert Alumbaugh and Tammy VanHook were absent.

Mike Young called the meeting to order and welcomed new commission member Jessica Hester.

First item on the agenda is the re organization:

Perry King made a motion for Mike Young to remain Chairman, Jessica Hester seconded the motion and the motion passed unanimously. Mike Young made a motion that Jeff Dieterlen remain Vice Chairman, Perry King seconded the motion and the motion passed unanimously. Mike Young made a motion that Perry King remain secretary, that motion was seconded and passed unanimously.

Mike Young called for a motion on the previous minutes from November 2018. Jeff Dieterlen addressed concerns that corrections to section 3.6 of the UDO had not been completed prior to the approval of the Town Council. Mel Daniel stated that as the changes were recorded in minutes those corrections could be addressed and completed. Dennis Chambers expressed his belief that the UDO would come before the Plan Commission once more prior to the Town Council approval and or adoption. Dennis Chambers referred to emails between himself and fellow commission member Tammy VanHook, Mel Daniel clarified that the Plan Commission had voted to send the UDO to the Town Council with a favorable recommendation, including the corrections that could be completed. Jeff Dieterlen made a motion to accept the November minutes with the stipulation that the necessary corrections to the UDO stated then once again be part of the record and addressed accordingly, Perry King seconded the motion and the minutes were accepted.


The next item on the agenda is a 3-lot minor plat at 16 S. Indiana St. presented by Ross Holloway of Holloway Engineering. Mike Young stated that no representative from Holloway Engineering was present at the technical review meeting. The request is to allow a 3-lot minor plat in place of the 2 existing commercial buildings. Ross Holloway discussed the utility easements and parking concerns. Jeff Dieterlen questioned the need of the request going before the BZA, Ross Holloway disagreed with this need. Mike Young called for questions from the commission and or audience; Terry Rogers property owner north of the location confirmed that changes made would not affect her, no affects were known by Mr. Holloway or the commission. When no further questions or concerns were brought forward Jeff Dieterlen made a motion to accept the minor plat, Dennis Chambers seconded the motion and the motion passed unanimously.

The next item on the agenda is a 3-lot minor plat at 121 N Old St Rd 67 presented by Ross Holloway of Holloway Engineering. Mr. Holloway explained to the commission that this minor plat had gone before the BZA seeking the necessary variance requests, and while the BZA minutes for that meeting are unsigned all variances were approved, once signed those minutes will be made a part of this meetings records as well. Mr. Holloway went on to state that the request is to allow the one parcel to be divided into 3 lots so that each existing resident be able to purchase and own their land. Mike Young, as a member of the BZA stated that this was an existing situation that the board agreed to accept. Jeff Dieterlen addressed the possibility of sewer as discussed in the dedication. Mike Young called for questions and or comments from the commission or audience, when none were asked Jeff Dieterlen motioned to approve the minor plat, the motion was seconded and passed.

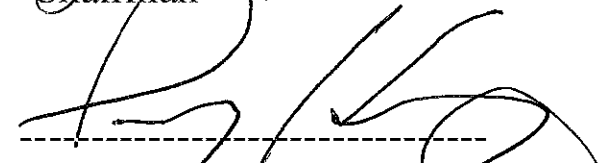
Tim Bennet reported 28 permits and 85 inspections since the last meeting.

During new business Tim Bennett addressed the idea of the BZA and Plan Commission meeting on the same night. The commission members discussed the possibility. The commission decided to think about this idea and discuss it again at a later date.

When no further business was brought before the Plan Commission Jeff Dieterlen made a motion to adjourn, Dave Moore seconded the motion, the motion passed and the meeting was adjourned.



Chairman



Secretary

Next possible meeting: Thursday February 28th, 2019

Plan commission Minutes
Thursday February 28th, 2019

Members present: Tammy VanHook, David Moore, Dennis Chambers, Jeff Dieterlen, Jessica Hester, Robert Alumbaugh and attorney Mel Daniel. Mike Young was absent.

Jeff Dieterlen called the meeting to order, he moved item number one; approval of the minutes to later in the meeting and then stated that individuals were requested to sign in if they wished to speak during public comments, to state their name when they came forward and to please keep comments brief and do not repeat previously asked questions or comments.

The first item on the agenda to be heard is a rezone application by the Mooresville Redevelopment Commission at State Road 67, Merriman Rd and Bethel Rd presented by Jeff Banning of Banning engineering. Mr. Banning noted the attendance of Harold Gutzweiler of the RDC and Mike Dellinger of the EDC, Mr. Banning then presented a large aerial map of the property. The request for the 100 acres is to go from AG to I2. Jeff Banning began with a brief history of the ideas for Mooresville, ones discussed in the Comprehensive Plan, the Transportation Plan and the now new UDO. Mr. Banning mentioned allowable uses for I2 under the new UDO, that the west side is the requested area while the east side would remain AG. He discussed the neighboring properties that are already I2, and how it was the commissions job to simply determine if I2 could be an acceptable zoning in that area and to send a recommendation to the Town Council. Jeff Dieterlen then called for any questions and or comments. Dennis Chambers clarified some uses under I2. Jeff Dieterlen then invited members of the audience to come forward, Shane Williams, 400 Northridge Dr., stated the age of the Comprehensive Plan, and how it was his belief that this rezone would be approved tonight based on how much the RDC and TC had financially invested in the property already. Jeff Dieterlen stated that

be approved tonight based on how much the RDC and TC had financially invested in the property already. Jeff Dieterlen stated that though the Comprehensive Plan has not been updated in recent years it is reviewed periodically. Next to speak from the audience Scott Lundy, 533 Merriman Rd., Mr. Lundy wished to know if this would or could affect neighboring properties, Mr. Dieterlen expressed that while he was uncertain of the future that any further parcels that would request change in the future would also have to come before the commission as this property stands alone and is the only area in question at this time. When no further questions were asked or comments made Jeff Dieterlen called for a motion; Dave Moore made a motion to recommend the rezone to the Town Council, the motion was seconded and passed.

Tim Bennett reported 14 permits and 37 inspections.

During the approval of the previous minutes Dennis Chambers requested that the November minutes be amended to include the list of UDO concerns that Jeff Dieterlen had reviewed, Dennis then questioned if all the corrections had been completed and expressed concerns of the Town Council adoption if changes had not been completed. Attorney Mel Daniel reminded the commission that any changes that were discussed and included prior to the recommendation to the Town Council could be completed now, if necessary, without further action and or amendments. Jeff Dieterlen called for a motion; Dennis Chambers motioned to amend the November 2018 minutes to include the list and term contingent upon, Perry King seconded the motion and the motion passed. Jeff Dieterlen then called for a motion on the January minutes: Perry King motioned to accept the minutes as presented, Jessica Hester seconded the motion and the motion passed unanimously.

When no further business was presented to the Plan Commission Perry King made the motion to adjourn, Tammy VanHook seconded that motion and the motion to adjourn passed 7-0.

Michael Young

Chairman

[Signature]

Secretary

Mooresville Plan Commission

2/28/2019 meeting

Sign in

Name

address

SHANE WILLIAMS

400 NORTH RIDGE DR

~~SHANE WILLIAMS~~

~~400 NORTH RIDGE DR~~

Cecil Scott Lundy

533 Merriman Rd. Mooresville, TN. 40158

please state your name at the podium and keep comments and questions to approximately three minutes also try not ask what has already been asked and or addressed. Thank you