

## Planning Commission Minutes

The Shelbyville Planning Commission met in Regular Session on Thursday October 22, 2015 at the Shelbyville Recreation Center Meeting Room. Chairman Landers called the meeting to order at 6:00 p.m. Roll was called and the following members were present: Mayor Cartwright, Commissioner Taylor, Commissioner Pitner, Commissioner Warren, Commissioner Wilhoite, and Chairman Landers. Councilmember Pruitt, Commissioner Woodlee, and Commissioner Davis were absent.

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The first item of business was approval of the Agenda. Hearing no additions or deletions, Mayor Cartwright made a motion to approve the Agenda, seconded by Commissioner Pitner, and carried unanimously upon oral vote.

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Approval of the minutes from the previous meeting of September 24<sup>th</sup> was the next item of business. Hearing no request for corrections, Commissioner Wilhoite made a motion to approve, seconded by Commissioner Taylor, and carried unanimously upon oral vote.

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Items of Old Business were then in order. There were no items of Old Business on the Agenda, therefore items of New Business were then in order.

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The first item being, approval of a 3 lot combination plat for 1735 N. Main Street, effectively revising the Final Plat of Lot 1 of Northside Park, Section 4. The applicant was Northcutt Surveying. Scot St. John was present for the applicant at the meeting. City staff reported that there were no outstanding comments in regards to the application and that approval of the application was recommended. Therefore based on no outstanding comments, Commissioner Wilhoite made a motion to approve, seconded by Commissioner Pitner, and carried unanimously upon oral vote with the exception of Commissioner Warren who recused himself from voting on this item.

The next item on the Agenda was consideration of an application of a site plan for 1735 N. Main Street, for the purpose of constructing a new 8,050 square foot building for retail commercial activity. City Planner Rhinehart reported that the site plan before the Commission for consideration was intended to go with the combination plat just approved by the Commission. In addition, Planner Rhinehart reported that there were outstanding comments with the application in regards to the following matters:

1. A permit from TVA must be submitted to allow the project to encroach on the TVA easement
2. A letter from Mr. Warren acknowledging that he is aware of the proposed grading work and has no objections should be submitted as part of the site plan.
3. There needs to be note on the site plan that states the ditch is to have minimum slope of 1%

4. Public Works will not approve the entrance on North Main until TDOT approves the curb entrance also.
5. TDEC permit must be issued before grading permit is issued and before work can begin.

In addition after review of the outstanding items, Planner Rhinehart noted that Mr. Warren's letter had been submitted therefore item #2 listed as an outstanding comment has been satisfied at this time. Scot St. John, representative for the applicant reported to the Planning Commission that the paperwork has been sent to the TVA and that the process is in motion at this time. Therefore, based on outstanding comments, city staff recommended approval contingent on comments one and three being satisfied. There being no further discussion, Mayor Cartwright made a motion to approve contingent on comments one and three being satisfied. The motion was seconded by Commissioner Taylor and carried unanimously upon oral vote with the exception of Commissioner Warren who recused himself from voting.

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Reports from Staff were the next item on the Agenda. City Planner Rhinehart reminded the Planning Commission Members of Regional Training opportunity scheduled for November 9<sup>th</sup> from 5-7 p.m. at the Wartrace Town Hall. Food will be provided and the topic for the training session will be Property Rights and Tiny Homes.

There being no further business of the Planning commission, Commissioner Pitner made a motion to adjourn, seconded by Commissioner Taylor, and carried unanimously upon oral vote. The meeting adjourned at 6:08 p.m.

APPROVED:

  
Warren Landers, Chairman

ATTEST:

  
Shanna Boyette, City Recorder