

Planning Commission Minutes

The Shelbyville Planning Commission met in Regular Session on Thursday, September 24, 2015 at the Shelbyville Park and 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: Commissioner Davis, Commissioner Taylor, Commissioner Pitner, Commissioner Warren, Commissioner Wilhoite, Commissioner Woodlee, Councilmember Pruitt, Mayor Cartwright, and Chairman Landers. Also present were City Attorney Ginger B. Shofner, City Planner Amanda Rhinehart, and City Recorder Shanna Boyette.

The first item of business was approval of the Agenda. Chairman Landers called for any items to be added or deleted from the Agenda. City Planner Rhinehart requested that the approved minutes of 02-05-15 be added to the Agenda to count towards 2 training hours and 23 minutes for Commissioners present for that meeting. Commissioner Davis made a motion to approve the Agenda as amended, seconded by Commissioner Pitner, and carried unanimously upon oral vote.

The next item on the Agenda was approval of the minutes from the previous meeting of August 27, 2015. Commissioner Pinter made a motion to approve the minutes as presented, seconded by Commissioner Wilhoite, and carried unanimously upon oral vote.

Items of Old Business were then in order.

Review and discussion of Lots of Record deferred from the August meeting was the only item of Old Business before the Commission. City Planner Rhinehart provided comments that City Manager Johnson wanted to advise the Planning Commission on the current process used with Lots of Record. Planner Rhinehart provided a brief description of the term Lots of Record and noted that the current process used by city staff adheres to the Tennessee State Statute; more particularly Tennessee Code Annotated (TCA) 13-208 for legal non conforming. City Staff wanted to convey that staff policy is to adhere to TCA on such matters.

Items of New Business were then in order.

The first being a resolution to recommend rezoning of property owned by Matthew Burgess, located at 105 Wheeler Street (Tax Map 078 G Group G Parcel 011.00) from R-2 (Low Density Residential) to C-2 (Highway Service District). Mr. Boyce was applicant representation at the meeting. City Planner Rhinehart provided comments on the application for Resolution. The intent of the application is to accommodate the expansion of Uncle Sonny's Barbeque. The request is in line with the Comprehensive Plan and the property abuts to a C-2 Zone and therefore staff recommended approval. There being no

further discussion, Mayor Cartwright made a motion to approve the Resolution, seconded by Commissioner Woodlee, and carried unanimously upon oral vote.

The next item on the Agenda was approval of a Final Plat for Ardis Rittenberry and Ruby Davis indicating vacating of a public right of way, splitting said right of way for the purpose of adding respective portions thereof to Tax Maps 078, Group E, Parcels 004.00 and 005.00. There were two (2) representatives present for the application, Mrs. Ardis Rittenberry and Ronda Clanton. Planner Rhinehart provided the Planning Commission with history of the request. The City Council adopted by Resolution on June 11, 2015 to vacate the right of way. Mrs. Rittenberry was recognized to speak to the Commission about the request and answer any questions on deeds that were found during the survey process. She further noted that a deed was found during the surveying process by Northcutt Surveying. Both Ms. Rittenberry and Mrs. Davis have spoken to Mr. Lane's Conservator. Ronda Clanton explained that all parties met to agree upon boundary lines and that had an agreement not been made by all parties then they would have had to individually seek legal counsel. Mrs. Clanton further noted that the plat came before the deed. Commissioner Warren had voiced concern about the city's authority in regards to the request. City Attorney Shofner provided comments including that the City had no ownership interest in this request; more specifically noting that this was just an abandonment issue. Therefore, staff recommended approval of the request. Commissioner Davis made a motion to approve the Final Plat, seconded by Commissioner Woodlee, and carried unanimously upon oral vote.

Approval of the 2016 Planning Commission Meeting was the next item on the Agenda. Commissioner Pitner made a motion to approve, seconded by Commissioner Woodlee, and carried unanimously upon oral vote.

Commissioner Woodlee made a motion to approve the minutes of 02-05-15 to count 2 training hours and .23 minutes towards Planning Commission Members yearly training requirements. The motion was seconded by Mayor Cartwright, and carried unanimously upon oral vote.

Planner Rhinehart gave a summarization to the Board of Training Hours for each member as of today:

Mayor Cartwright: 20 minutes
Councilmember Pruitt: 3 hours 53 minutes
Chairman Landers: 7 hours 33 minutes
Commissioner Davis: 3 hours 53 minutes
Commissioner Pitner: 7 hours 53 minutes
Commissioner Taylor: 7 hours 33 minutes
Commissioner Warren: 0 hours 0 minutes
Commissioner Wilhoite: 2 hours 43 minutes
Commissioner Woodlee: 1 hour 30 minutes

Brief discussion ensued on future training options and the Board consensus was to participate in Regional Training.

There being no further business to come before the Board, Commissioner Woodlee made a motion to adjourn, seconded by Commissioner Pitner, and carried unanimously upon oral vote.

APPROVED:


Chairman Warren Landers

ATTEST:


Shanna Boyette, City Recorder