

OFFICIAL MINUTES

McKENZIE MUNICIPAL REGIONAL
PLANNING COMMISSION MEETING
November 22, 2011
4:30 PM

I. Call to Order/Establishment of a Quorum

Meeting was called to order by Chairperson Robb and a quorum was established.

All members of the Planning Commission were present except Commissioners Dillon and Townes.

Members of the Planning Commission are: Chairperson Dean Robb, Vice-Chairperson Ed Dillon, Secretary Keith Priestley, Commissioners Lisa Norris, Jessie Townes, Ken Mitchum and Mayor Jill Holland.

II. Approval of Agenda

Motion was made by Commissioner Priestley, seconded by Commissioner Mitchum to approve the agenda. The motion passed.

III. Reading and Approval of the Minutes

Motion was made by Commissioner Norris, seconded by Commissioner Priestley, to approve the minutes of the October 27, 2011 meeting. The motion passed.

IV. Old Business

Review of the B-3 (Central Business District) Ordinance Pertaining to Apartments

Shelton Merrell, Regional Planner reported to the commission that the proposed draft Ordinance A prepared by Donnie Bunton Regional Planner with Northwest Tennessee Development District planning staff presented during the October 27th meeting provides for allowing apartments within the top story or in the rear of buildings as a special exception. This would cause the board of zoning appeals to convene. Shelton Merrell with the Southwest Tennessee Development office prepared an amended Ordinance B for the November 22nd meeting for the commission to review.

Merrell recommends that the commission use the amended Ordinance B. GoBack

With some discussion from the commission regarding the items provided from Northwest Tennessee Development District Section 1. Chairperson Robb asked if there were questions/comments for audience.

Micah Beasley addressed the commission questioning the reading of the ordinance. Section 1, number 8 the occupant of a ground floor apartment use must either be owner or an employee of the business located in the building. He questioned if this would change his situation. Also he questioned if he was singled out. Beasley noted the Chadwick building was in the Central Business District and is being allowed for occupants to live in the building on the first and second floor.

Chairperson Robb suggested that it should be investigated. Chairperson Robb noted to Beasley that his agreement to use his building as a partial living space was grandfathered in by previous administration. Once Beasley sold the buildings that grandfather does not transfer to another owner. Beasley stated he had leased the building known as the Holmes office to an individual but plans to return his business to the building. Beasley also said he sold the portion that was known as the BP station to that individual.

Joel Washburn of McKenzie Banner also addressed commission. Washburn said there is some confusion with what the commission allowed for residents living in downtown businesses. Washburn stated he converted former basement to an apartment located in the McKenzie Banner building that he had rented to Bethel students in the past. However the building became damaged after May rains that flooded the apartment space. Washburn said he has not made necessary repairs due to the confusion of the changes and was not sure apartments were allowed after the city stopped the arrangement with Micah Beasley located across from the Banner.

Both Beasley and Washburn questioned the difference with their situation and Chadwick's business, stating Chadwick office building is not being used as an office building at all and only being used for residential use. Also Beasley discussed that another location next to McKenzie Banking Company had residents there as well.

Chairperson Robb said that Code Officer Cliff Wheelock should investigate the condition with Steve Chadwick's building and also mentioned building next to McKenzie Banking Company.

After much discussion Chairperson asked for a motion.

Motion was made by Commissioner Norris to reject Ordinance A proposed by Northwest Tennessee Development District and accept Ordinance B presented by Southwest Tennessee Development District with amendments as follow: Section 1. Portion 2, item (VII) No more than thirty-five percent of a building with a single floor can be used for a residential is. Amend to 40%, (VIII) The occupant of a ground floor apartment use must either be the owner or an employee of the business located in the building. Amend/add proprietor. To add (X) reading as the existing (IX) and (X) reading the second story or basement can be rented to a tenant. Mayor Holland seconded the motion.

Roll Call.

Commissioner Norris YES, Commissioner Mitchum YES, Mayor Jill Holland YES, Commissioner Priestley YES, Chairperson Robb abstain. The motion passed.

Motion was made by Commission Norris and seconded by Mayor Jill Holland to present the amended Ordinance to the McKenzie City Council.

Roll call.

Commissioner Norris YES, Commissioner Ken Mitchum YES, Mayor Jill Holland YES, Commissioner Keith Priestley YES, Chairperson Dean YES. The motion passed with a positive recommendation from the commission.

Review of the USA Presbyterian Church Parking Lot Site Plan

Shelton Merrell, Regional Planner presented the site plan for USA Presbyterian Church parking lot. Merrell said the he and Codes enforcer Wheelock had reviewed the site plan. Merrell said the plan

as presented should have additional buffering, requesting more trees for noise and to shield the view of the parking lot.

Codes Enforcer Wheelock suggested after reviewing site plan that the curbing should be all the way around parking lot to help with the water direction. Wheelock also noted that there should be an agreement with the church and the city that the church will keep the landscaping maintained.

After much discussion, suggestions and review of the site plan presented to the commission from the USA Presbyterian Church. The commission's concerns of the site plan were to find a solution for a better buffering zone, to incorporate the opinion of the city water and public works department heads to feel more comfortable with the water direction, to work with the First Baptist Church with water issue and to give the neighbors (Morrissett's) an opportunity to review the proposed landscaping/buffering.

A motion was made by Mayor Jill Holland, seconded by Commissioner Norris that the commission is favorable of the site plan, pending the expansion of detail discussed items listed above. The motion passed.

Chairperson Robb requested that Mr. Roland Argo, member of the USA Presbyterian Church return with the site plan reflecting details requested in the following Planning Commission meeting December 8th for review.

C. Any other properly presented old business

None.

V. New Business

Review of the Cody Adams Request (Waldran Street Warehouse/Office Approval)

This item was tabled for following meeting.

Discussion of Portable Signs

Deferred for December meeting.

Any other properly presented new business

Chairperson Robb updated the commission that Commissioner Dillon will be absent for an extended amount of time due to extenuating circumstances. Commissioner Dillon will be excused during this time which will be sometime in February of 2012. Mayor Jill Holland and Commission Dillon discussed the situation, Holland expressed Dillon is a valued member and will be excused respectfully.

VI. Other Business

A. Discussion of the Review Process for Site Plans within the Historic Overlay Districts

This item was tabled for following meeting.

Agenda and Regular Meeting Schedules Dates

Schedule for December Planning Commission Meeting dates:

There is only one set of December agenda workshop/regular meetings for the MMRPC. That meeting will be on Thursday, December 8, 2011 at 4:30 PM.

VII. Adjournment

Motion made by Commissioner Norris, seconded by Commissioner Mitchum to adjourn. Motion passed.

Time ended 5:59 P.M.