



City of Munford, Tennessee
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Dwayne Cole, Mayor

Munford Municipal-Regional Planning Commission
November 15, 2016

The regular monthly meeting of the Munford Municipal-Regional Planning Commission met on Tuesday, November 15, 2016 at 6:30 P.M. in the Munford Municipal building located at 70 College Street with the following:

PRESENT: Chair Gary Fodor, Mayor Dwayne Cole, Alderman Sue Arthur, David Keeton, Roy Meadors, Jerry Trobaugh and Rick Wilson.

ABSENT:

ALSO PRESENT: Planner Will Radford, Code Enforcement/Building Inspector Glenn Stringfellow

The meeting was called to order at 6:35 PM. There was a quorum present.

I. APPROVAL OF MINUTES

There was a motion by Sue Arthur, seconded by Rick Wilson to approve the minutes from October 11, 2016 as distributed. Motion carried.

II. OLD BUSINESS

MUNFORD MUNICIPAL ZONING ORDINANCE UPDATES

Agreed to table this item until next meeting. The committee will meet at 4:00 pm on December 13, 2016 to work exclusively on the updates before the regular meeting at 6:00 pm.

III. NEW BUSINESS

A. Farm Bureau Site Plan

Background

A site plan has been submitted on behalf of Parker Properties South, LLC for the purposes of constructing a new Farm Bureau Insurance Office. The property is located near McLaughlin Avenue and Highway 51 in Munford, TN. The property can be further identified as Parcel 2.00 on Tipton County Tax Map 111C, Group C. The property is zoned P-B (Planned Business) in the Munford Municipal Zoning District. The property does not appear to be located in a federally identified flood hazard area according to FIRM #47167C0310F, effective on 12/19/2006.

Analysis

The parking requirements for insurance offices state that the Planning Commission has the power to determine the appropriate number. The site plan has an adequate number of parking spaces when applying the "Finance Insurance and Real Estate" standard of 1 space per 250 sq. ft. of the same category.

The site plan and grading plans has been reviewed and approved by the City Engineer. The City Engineer noted that the 4 inch drainage pipe could create a significant maintenance problem.

Staff has asked for more detailed plans in regards to landscaping, signage, architectural review.

Staff was asked by the Planning Commission to seek an opinion regarding the Planning Commission's authority to require sidewalks along with Curb and Gutters upon Site Plan Approval. Staff shared our current site plan requirements with the legal counsel of MTAS and it was their opinion that this couldn't be required unless specifically mentioned as a requirement in our zoning ordinance.

Recommendation

Staff recommends approval of the site plan subject to approval of architectural, landscaping, and signage plans.

A motion to approve the Farm Bureau Site Plan with stipulation of adding curb and additional asphalt to properly align with adjacent property (McDonald's) was made by Mayor Dwayne Cole. A second to the motion was made by David Keeton. Motion carried, all present voting aye.

A. William Maddock – Temporary Storage Container Discussion

Background/Analysis

Staff has been advised that William Maddock has asked to address the Planning Commission regarding regulations on Temporary Storage Containers. The Planning Commission adopted regulations for Temporary Storage Containers in 2014:

Section 51. Temporary Storage Units

Temporary Storage Units, as defined by this Ordinance, shall be allowed in commercial and industrial districts. Temporary Storage Units may be allowed in residential districts by permit on a limited basis, not to exceed sixty (60) consecutive days unless an extension of the permit is requested and granted by the Building Official. Under no circumstances shall a Temporary Storage Unit be placed on a residential lot for a period of more than six (6) months. Temporary Storage Units shall be considered Accessory Uses as defined by this Ordinance and shall comply with all Accessory Use regulations of the zoning district.

The consensus of the Planning Commission at this time is they will not take any action to change the Ordinance to extend or allow temporary storage containers on a permanent basis.

IV. REPORTS

Mayoral Comments and Issues

Mayor Dwayne Cole made a few brief comments:

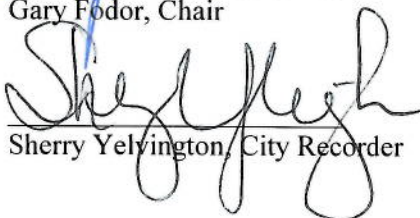
- In the recent election on November 8, 2016, the City of Munford gained two new aldermen; Lonnie Glass and George Watson. Also Mayor Dwayne Cole and Alderman Ray Deneka were re-elected to serve another term.
- There is still an alderman vacancy on the board with plans to fill this seat at the November meeting of the Board of Mayor and Aldermen.
- The Mayor is seeking nominations for the Board of Zoning Appeals to fill three vacant seats and is considering combining the Regional and Municipal zoning appeal boards.
- The Multi-Modal sidewalk project is still under review by TDOT.
- Our newer STP project that includes a turn lane at Doctor's Drive and additional sidewalks on Munford Avenue is also at TDOT for review.


Building Inspector – Permitting and Enforcement Report

There was a motion by David Keeton, seconded by Jerry Trobaugh to accept the Building Inspector-Permitting and Enforcement Report as presented. Motion carried, all present voting aye.

There being no further business, the meeting was adjourned at 8:05 PM.


Gary Fodor, Chair


Sherry Yelvington, City Recorder


Sue Arthur, Secretary