

**AGENDA FOR THE MEETING OF THE
MUNFORD MUNICIPAL-REGIONAL PLANNING COMMISSION
July 13, 2010 @ 6:30 PM, Munford Municipal Building**

- I. ESTABLISHMENT OF QUORUM AND CALL TO ORDER

- II. APPROVAL OF MINUTES

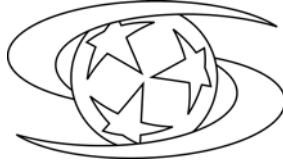
- III. OLD BUSINESS
 - A. Any properly presented old business

- IV. NEW BUSINESS
 - A. Review of the Munford Regional Subdivision Regulations Amendment Resolution

- V. OTHER BUSINESS
 - A. Any properly presented other business

- VI. REPORTS
 - A. Building Inspector – Permitting and Enforcement Report
 - B. Report on Outstanding Bonds (Letters of Credit)

- VII. ADJOURNMENT



STATE OF TENNESSEE
DEPARTMENT OF ECONOMIC & COMMUNITY DEVELOPMENT

LOCAL PLANNING ASSISTANCE OFFICE
WEST TENNESSEE REGION
LOWELL THOMAS BUILDING, SUITE 420
225 MARTIN LUTHER KING DRIVE
JACKSON, TENNESSEE 38301
TELEPHONE: 731.423.5650 – FAX: 731.426.0640
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MEMORANDUM

TO: The Munford Municipal-Regional Planning Commission
FROM: Shelton I. Merrell, Principal Planner
DATE: July 1, 2010
SUBJECT: STAFF REPORT FOR THE JULY AGENDA ITEMS

NEW BUSINESS

A. Review of the Munford Regional Subdivision Regulations Amendment

Background / Analysis:

Staff has prepared the following for your review and consideration pertaining to the 60 day requirement for plat approval:

RESOLUTION 10-02

A RESOLUTION TO AMEND THE REGIONAL SUBDIVISION REGULATIONS OF MUNFORD, TENNESSEE: PERTAINING TO THE TIME FRAME FOR PLANNING COMMISSION APPROVAL PRELIMINARY, CONSTRUCTION, AND FINAL PLATS

WHEREAS, pursuant to *Tennessee Code Annotated* Section 13-3-102, the Munford Municipal-Regional Planning Commission has been established with regional planning authority; and,

WHEREAS, pursuant to *Tennessee Code Annotated* Sections 13-3-403 and 13-4-303, the Munford Municipal-Regional Planning Commission has adopted municipal and regional regulations for the subdivision of land within its planning jurisdiction; and,

WHEREAS, certain revisions to the subdivision regulations are needed for the public health, safety, and welfare; and,

WHEREAS, pursuant to *Tennessee Code Annotated* Sections 13-3-403 and 13-4-303, a public hearing has been held regarding these proposed revisions.

NOW, THEREFORE, BE IT RESOLVED by the Munford Municipal-Regional Planning Commission that the Munford Regional Subdivision Regulations be amended as follows:

SECTION 1. That Article II, Procedure for Major Subdivision Approval, letter (B), Preliminary Plat, (3) Plat Review, (b) be amended to read as follows:

b. Planning Commission

Within sixty (60) days after the submission of the Preliminary Plat, the Planning Commission shall review the plat and indicate its approval, disapproval, or approval subject to modifications. If a plat is disapproved, reasons for such disapproval shall be stated in writing. If approved, subject to modifications, the nature of the required modifications will be indicated. The Planning Commission may, prior to the close of the public meeting, hold the matter under advisement or defer a decision until the next regular meeting. Substantial changes made to the plat after review by the Subdivision Review Committee shall be cause for the Planning Commission to defer a decision pending review of a revised plat.

SECTION 2. That Article II, Procedure for Major Subdivision Approval, letter (B) Preliminary Plat, (3) Plat Review, (d) be amended to read as follows:

d. Failure To Take Action

Failure of the Planning Commission to act on the Preliminary Plat within sixty (60) days shall be deemed approval this plat, provided, however, that the applicant, within the Commission's approval, may waive this requirement and consent to the extension of such period.

SECTION 3. That Article II, Procedure for Major Subdivision Approval, letter (C) Construction Plat, (4) Plat Review, (b) be amended to read as follows:

b. Planning Commission

Within sixty (60) days after the submission of the Construction Plat, the Planning Commission shall review the plat and indicate its approval, disapproval, or approval subject to modifications. If a plat is disapproved, reasons for such disapproval shall be stated in writing. If approved, subject to modifications, the nature of the required modifications will be indicated. The Planning Commission may, prior to the close of the public meeting, hold the matter under advisement or defer a decision until the next regular meeting. Substantial changes made to the plat after review by the Subdivision Review Committee shall be cause for the Planning Commission to defer a decision pending review of a revised plat.

SECTION 4. That Article II, Procedure for Major Subdivision Approval, letter (C) Construction Plat, (4) Plat Review, (d) be amended to read as follows:

d. Failure To Take Action

Failure of the Planning Commission to act on the Construction Plat within sixty (60) days will be deemed approval of this plat, provided, however, that the applicant, with the commission's approval, may waive this requirement and consent to the extension of such period.

SECTION 5. That Article II, Procedure for Major Subdivision Approval, letter (D), Final Plat, (3) Plat Review (b) be amended to read as follows:

b. Planning Commission

Within sixty (60) days after submission of the Final Plat, the Planning Commission shall review the plat and indicate its approval, disapproval, or approval subject to modifications. If a plat is disapproved, reasons for such disapproval shall be stated in writing. If approved, subject to modifications, the nature of the required modifications will be indicated. The Planning Commission may, prior to the close of the public meeting, hold the matter under advisement or defer a decision until the next regular meeting. Substantial changes made to the plat after review by the Subdivision Review Committee shall be cause for the Planning Commission to defer a decision pending review of a revised plat.

SECTION 6. That Article II, Procedure for Major Subdivision Approval, letter (D), Final Plat, (3) Plat Review, (d) be amended to read as follows:

d. Failure To Take Action

Failure of the Planning Commission to act on the Final Plat within sixty (60) days will be deemed approval of this plat, provided, however, that the applicant, with the Commission's approval, may waive this requirement and consent to the extension of such period.

SECTION 7. That Article III, Procedure for Minor Subdivision Approval, letter (D), Plat Review, (2) be amended to read as follows:

2. Planning Commission

Within sixty (60) days after the submission of the Final Plat, the Planning Commission shall review the plat and indicate its approval, disapproval, or approval subject to modifications. If a plat is disapproved, reasons for such disapproval shall be stated in writing. If approved, subject to modifications, the nature of the required modifications will be indicated. The Planning Commission may, prior to the close of the public meeting, hold the matter under advisement or defer a decision until the next regular meeting. Substantial changes made prior to the plat after review by the Subdivision Review Committee shall be cause for the Planning Commission to defer a decision pending review of a revised plat.

SECTION 8. That Article III, Procedure for Minor Subdivision Approval, letter (D), Plat Review, (4) be amended to read as follows:

4. Failure To Take Action

Failure of the Planning Commission to act on the Final Plat within sixty (60) days will be deemed approval of this plat, provided, however, that the applicant, with the Commission's approval, may waive this requirement and consent to the extension of such period.

SECTION 9. BE IT FURTHER RESOLVED that this Resolution shall become effective immediately upon its passage after public hearing and reading, THE PUBLIC WELFARE REQUIRING IT.

Geraldine Trobaugh, Planning Commission Chair

Gary Fodor, Planning Commission Secretary

July 13, 2010
Date of Public Hearing