



JANUARY 12, 2010

The Munford Municipal-Regional Planning Commission met on Tuesday, January 12, 2010 at 6:30 P.M. in the Munford Municipal building located at 69 College Street with the following:

PRESENT: Chairman Jerry Trobaugh, Vice-Chairman Keith Jones, Mayor Cole, and David Keeton.

ALSO PRESENT: Principal Planner Shelton Merrell, Building Inspector/Code Enforcement Officer Albert Bell, Mack Wooten, and Bobby Owen.

The meeting was called to order at 6:30 P.M. There was a quorum present.

There was a motion by Keith Jones, seconded by David Keeton, to approve the minutes of December 8, 2009. Motion carried.

OLD BUSINESS:

A: ANY PROPERLY PRESENTED OLD BUSINESS:

Mr. Paul Erwin Jr., RLS, of Erwin Surveys, has submitted the aforementioned plat on behalf of Beaver Road Farms, Inc. The subject property is located at the northern intersection of Beaver and Walker Field Roads and has the zoning classification of FAR (Forestry Agriculture Residential). It comprises of a total of 304.8 acres and does not appear to be within an established area of one percent chance of periodic flooding according to FIRM 47167C0310F dated 12/19/2006. It is further described as tax parcel 020.00, Tipton County tax map 95. This item was prepared for the December meeting. However, the matter was tabled due to the lack of representation.

Staff analysis and recommendation: The submitted plat depicts a 1.00 acre lot being parceled from 304.8=-/ acre parent tract. The reference section states the area subdivided is 1.20 acres. (0.197 acre consists of proposed right-of-way dedication along Walker Field Road). However, the subject area contains an existing white house, which sits at the previously stated northern intersection of Beaver and Walker Field Roads. According to the not section of the submitted plat, water, sewer, and gas utilities are presently serving the property. Staff noticed the submitted plat did not contain needed certification signatures. Staff assumes these signatures will be

provided by the meeting date. Staff recommends the planning commission to approve the Beaver Road Farms (Minor) Subdivision Plat subject to all certification signatures (owner, notary public, and water utility verification.

There was a motion by David Keeton, seconded by Mayor Cole, to approve the Beaver Road Farms (Minor) Subdivision Plat. Motion carried.

NEW BUSINESS:

A: ELECTION OF OFFICERS:

The Munford Municipal-Regional Planning Commission By-laws prescribe that an organizational election should be held on an annual basis during the month of December. Due to an oversight by staff, we did not facilitate said election during last month's meeting.

Analysis: Nominations for the following offices will be taken from the floor during the election process:

- 1) Chair
- 2) Vice Chair
- 3) Secretary

The 2009 officers were as follows:

- 1) Chair – Geraldine Trobaugh
- 2) Vice Chair – Keith Jones
- 3) Secretary – Gary Fodor

There was a motion by David Keeton, seconded by Mayor Cole, to approve the election of Jerry Trobaugh as Chairman, Keith Jones as Vice-Chairman, and Gary Fodor as Secretary to the Planning Commission. Motion carried.

OTHER BUSINESS:

A: DISCUSSION OF UPCOMING MUNICIPAL AND REGIONAL SUBDIVISION REGULATION AMENDMENTS:

Discussion followed.

REPORTS:

A: BUILDING INSPECTOR-PERMITTING AND ENFORCEMENT REPORT:

Accepted as presented.

B: REPORT ON OUTSTANDING BONDS (LETTERS OF CREDIT);

None.

There being no further business, the meeting was adjourned on a motion by David Keeton, seconded by Keith Jones.

Chairman Jerry Trobaugh adjourned the meeting at 7:00 P.M.

Jerry Trobaugh, Chairman

Gary Fodor, Secretary

Sandy Henry, Recording Secretary