



May 11, 2010

The Munford Municipal-Regional Planning Commission met on Tuesday, May 11, 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 Dwayne Cole, Sue Arthur, Gary Fodor, Nancy Adkins, David Keeton.

ALSO PRESENT: Jane Riggins, Rick Wilson, Andy Sampson, Benjamin Witt, Jay Bonson, Terry Collins, Kristine Harrington, Dave Stevens, Brenda Solomito, Dennis Corcoran and Richard Ali.

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 Sue Arthur to approve the corrected minutes of April 13, 2010. Motion carried.

OLD BUISINESS:

A. Any properly presented old business.

None

NEW BUSINESS:

A. Review of the Munford fire Station Site Plan

Background

A site plan has been prepared for the City of Munford in order to construct a new fire station facility. The subject properties are located at the intersection of Munford Avenue (State Route 206) and College Street and zoned B-3 (Central-Business). These properties are not situated within an area of one percent chance of periodic flooding and are further described as tax parcels 14 and 15, Group "E", Tipton County Tax Map 112-D.

Analysis

The site plan depicts a new fire station facility fronting along Munford Avenue (State Route 206). The station will be situated on both tax parcels 14 and 15. The existing city hall facility is located on tax parcel 14. The fire station is shown having a finished floor elevation of 442.00 feet. It appears that certain parking spaces will be lost. However, there are more proposed in the rear of the future facility. There are a total of 42 parking spaces that will be provided. The parking lot facility proposed for the new station will be accessed via an existing paved driveway located southeast of the subject property. There will be an access point located on Munford Avenue that is proposed to be approximately 145 feet in width. Drainage is proposed to occur in the northerly direction toward the right-of-way of Munford Avenue. Staff has the following concerns:

- 1) Staff believes a combination or assemblage plat should be prepared due to the proposed station is shown to straddle property boundaries. Staff is aware the City of Munford owns these tax parcels, however, these parcels should be combined into one.
- 2) The width of the access point exceeds the width requirement for such found within the Munford Municipal Zoning Ordinance.
- 3) Munford Avenue (State Route 206) has been designated as an Arterial Status Road. The minimum required right-of-way width for these roads is 80 feet. The existing right-of-way of Munford Avenue is shown to be 50 feet. This is not adequate according to the Munford Municipal Subdivision Regulations.

Recommendation:

Staff recommends the City of Munford have an assemblage plat prepared which will combine the subject tax parcels. Staff also recommends that adequate right-of-way dedication be depicted on the assemblage / combination plat for Munford Avenue (State Route 206). Staff recommends the City of Munford ascertain a drive way permit from the State of Tennessee in accordance to their regulations and specifications for such as it relates to State Routes (Highways). Following these actions, Staff would recommend approval of the Munford Fire Station Site Plan.

There was a motion by Sue Arthur, seconded by Nancy Adkins, to approve the Site plan for the new fire station facility with the changes recommended by staff. Motion carried on a vote of 5 yes and 1 no. Keith Jones cast the no vote.

B. Review of the Resolution to Amend the Munford Regional Subdivision Regulations Pertaining to Number of Days for Plat Approval

Background / Analysis:

Staff has prepared the above mentioned resolution in order to have the number of days for plat approval consistent with what is required within Tennessee Code Annotated. Regional regulations call for 60 days to approve plats. Staff was given a copy of the proposed resolution for review.

Recommendation:

Staff recommends the planning commission to adopt Resolution 10-02 in order to be in compliance with Tennessee Code Annotated during the June 8, 2010 meeting.

There was a motion by David Keeton, seconded by Sue Arthur to hold a Public Hearing to adopt Resolution 10-02, with corrections, so the Munford Regional Subdivision Regulations would be in compliance with Tennessee Code Annotated. Motion carried.

OTHER BUSINESS:

- A. Review of the draft of the working Munford Annual Performance Report and Program Design.

Staff asked to have the review of the draft of the working Munford Annual Performance Report and Program Design moved to the Planning Commission meeting scheduled for June 8, 2010.

- B. Conceptual Site Plan – McCormick Property (added to the agenda)

Brenda Solomito briefed the Planning Commission on changes to be made to the Conceptual plan as a result of public input heard at the Public Hearing held on May 10, 2010 by the Board of Mayor and Aldermen. She addressed moving the subdivision intersection at McCormick, increasing the size of selected lots and expanding the buffer zone along the perimeter property lines where adjacent to existing residential properties on Charles Place and Cullum Road.

Following the briefing, Brenda Solomito answered many questions posed by Planning Commission members as well as other attendees at the meeting. The briefing and the following questions / discussions were extremely informative and much appreciated.

REPORTS:

A. Building Inspector's Report regarding Permits

There was a motion made by Keith Jones, seconded by David Keeton to accept the Building Inspector's Report as presented.

B. Bond Status Report

None to report

There being no further business, Keith Jones made a motion to adjourn. Chairman Jerry Trobaugh adjourned the meeting at 7:55 P.M.

Jerry Trobaugh, Chairman

Gary Fodor, Secretary

Barbara Younger, Recording Secretary