

**City of Townsend**  
**Called Commission Meeting Minutes**

**For**

**July 11, 2012**

**Attendance:** Attending the meeting was Mayor Pat Jenkins, Vice Mayor Ron Palewski, Commissioner Becky Headrick, Commissioner Michael Talley, Commissioner Wietlisbach, Recorder Shelia Moss, Code Enforcement Officer Andy Morton, Fire Don Stallions, Iva Butler, Charles King, Don and Sandy Headrick.

**Pledge:** Mayor Jenkins opened the meeting with the Pledge of Allegiance at 7:08 pm.

**First Reading, Ordinance 261-12-1P, An Ordinance to amend sections 8-203 and 8-604 of the City of Townsend Zoning Code:** Vice Mayor Palewski stated that before the Ordinance is read he would like to address the Commission. He stated that everybody knows by now that the winery was not going to be in Townsend. He mentioned that he received a call Sunday from Mr. Birkholz who stated that they were going to pursue another location and that they were not going to open a winery in the City of Townsend. Vice Mayor Palewski stated that Mr. Birkholz informed him that the reason was because our Planning Commission kept putting them off for three months, like dangling a carrot in front of them, letting them get a piece of it and then yank it away. Vice Mayor Palewski stated that he told Mr. Birkholz that he agreed with him and that it was the City's loss. Vice Mayor Palewski also stated that this was an opportunity to gain more revenue and give the citizens what they want, paved streets and street lights. He mentioned that the City could not be ran as it was in the sixties and seventies. Vice Mayor Palewski stated that the Commission could have had the first reading at the June Commission meeting and made any necessary amendments after the City Attorney reviewed the Ordinance before the public hearing and second reading. He mentioned that the Planning and City Commissioners were invited by Mr. Birkholz to visit their current winery in Loudon County and that only three Commissioners attended. He mentioned that he thought the winery was first class. Vice Mayor Palewski mentioned that if someone accepts an appointment to either of the Commissions they should be accessible. He mentioned that if someone calls a Commissioner they should answer the call. Vice Mayor Palewski mentioned that people should not run for office or accept an appointment unless they are willing to make themselves available every day. Mayor Jenkins then read Ordinance 261-12-1P aloud. Commissioner Talley made a motion to approve Ordinance 261-12-1P. Commissioner Wietlisbach seconded and the motion passed with 5 yea votes. Recorder Moss asked if the Commission wanted to have another called meeting for the public hearing and second reading. She stated that public hearing notices have to be published fifteen days prior to the public hearing. Vice Mayor Palewski stated that he didn't think there was any rush now and that he wanted to say a couple of other things. He mentioned that he asked Mr. Birkholz if they would ever consider Townsend again if they decided to branch out or if the other deal falls through. Vice Mayor Palewski stated that Mr. Birkholz responded by stating they might. Mayor Jenkins asked if a site plan was ever presented to the Planning Commission. Mr. Don Headrick mentioned that he remembered that the Winery wanted to pursue a site plan and the Planning Commission didn't agree. Mr. Headrick asked the Recorder if that is what she understood. Recorder Moss stated that she felt there was a breakdown in communication. She stated that she agreed that the Winery wanted to pursue a site plan but, that they wanted to have their forms signed first whereas; the Commission wanted a site plan before the forms could be signed. Mr. Headrick stated that a site plan does not constitute a permit to go forward. Mayor Jenkins stated that a site plan is used to communicate your desires and for the Planning Commission to review and suggest

things that need to be refined because of one reason or another. He mentioned that a site plan is the review process and that he never saw a site plan. Vice Mayor Palewski stated that it seems to him that the City is more worried about what businesses can have signs, how many they can have, and how big they can be and asked if the Commission thinks the people care about signs or having their streets paved. Mayor Jenkins asked if the Winery mentioned what municipality they were going to because State law requires them to be in a municipality. Vice Mayor Palewski mentioned that it would be in the Townsend area. The Commission agreed to have a called meeting on July 31, 2012 at 6:30 for a public hearing and second reading. Vice Mayor Palewski mentioned that he would contact Mr. Birkholz and inform him of the Ordinance passing on first reading and the future called meeting. Recorder Moss stated she would send the public hearing announcement in tomorrow. Mrs. Sandy Headrick asked if the Planning Commission could have a called meeting. Mayor Jenkins stated that it would need to be presented to the City Planner first and a called meeting for Planning should not be scheduled without a site plan.

There being no further business Vice Mayor Palewski made a motion to adjourn the called meeting at 7:26 pm. Commissioner Headrick seconded and the motion passed with 5 yeas votes.

\_\_\_\_\_  
Shelia Moss

Approve: \_\_\_\_\_

\_\_\_\_\_  
date

Title: \_\_\_\_\_