

MINUTES
TOWNSEND MUNICIPAL PLANNING COMMISSION
AUGUST 28, 2012

Members Present

Joanne Funk, Chair
Pat Jenkins, Mayor
Becky Headrick, V. Chair
Steve Fillmore, Sec.
Lisa Stewart
Jackie Suttles
Sandy Headrick

Members Absent

Others Present

Shelia Moss, C. Recorder
Andy Morton, Bld. Insp.
Ronnie Suttles, Police Chief
Ron Palewski, V. Mayor
Michael Talley, Council.
Tony Rayburn, C. Police
Michael Waller
Richard Maples
Bill Rahner
Mary Rahner
Don Headrick

ETDD Staff Representative: Joe Barrett

CALL TO ORDER AND APPROVAL OF MINUTES

Chairman Joanne Funk called the meeting to order at 6:30 P.M. on August 28, 2012 at the city hall. The August 9, 2012 Minutes were deferred.

NEW BUSINESS:

THE RESERVE PLANNED UNIT DEVELOPMENT (PUD) PHASE I (LOTS 1-5, 44-48)
REVISED FINAL PLAT

A revised final plat was submitted for property (Tax Map 96, Parcel 93.00) off Bishops Cap Circle within an R-2 District. The proposed phase one subdivision contains 10 total lots under consideration for final approval. The proposed lots range in size from 7,306 square feet to 12,281 square feet with an average lot size of 9,560 square feet. The lots are proposed to contain detached single-family dwellings on each lot. The water and sewer has been installed and is operational and the private streets have been constructed except for the topcoat. Staff has reviewed the revised plat and identified two revisions involving the inclusion of a bar scale and a spelling error in one of the certifications. Following discussion, staff recommended approval of the final plat for the phase one section. A motion was made by Steve Fillmore and seconded by Lisa Stewart to grant approval for the phase one final plat. The motion passed unanimously.

THE RESERVE PLANNED UNIT DEVELOPMENT (PUD) PHASE I (LOTS 1-5, 44-48)
REVISED FINAL SITE PLAN

A revised final site plan was submitted for property (Tax Map 96, Parcel 93.00) off Bishops Cap Circle within an R-2 District. The proposal calls for detached single-family dwellings on each lot with 10-foot separation between units. The units will be 5 feet from the side lots lines and 25 feet from edge of the private streets. An 8-inch waterline extends into the subdivision and then connects with a 6-inch waterline with fire hydrants installed and an on-site sand filtration system currently operational. Except for the topcoat, the private streets have been constructed. There are also detention ponds evident and drainage structures that have been installed. Staff asked the representatives about a drainage and utility easement for Lot 47 and the representatives confirmed there will be one established as noted on the site plan. A discussion then ensued regarding the fire protection coverage for the lots. Following this discussion, the fire chief will be consulted to ensure fire protection is not an issue. These fire hydrants were installed a few years ago during the initial review process for the original proposal. After further discussion, staff recommended granting approval for the site plan. A motion was made by Steve Fillmore and seconded by Lisa Stewart to grant approval for the site plan. The motion passed unanimously.

At 6:50 PM, with no further business the meeting was adjourned.

Secretary

Date