

MINUTES
TOWNSEND MUNICIPAL PLANNING COMMISSION
FEBRUARY 14, 2013

Members Present

Sandy Headrick, Chair.
Michael Talley, Mayor
Steve Fillmore, Sec.
Alicia McClary
Chester Richardson
David Wietlisbach

Members Absent

Joanne Funk, V. Chair.

Others Present

Shelia Moss
Andy Morton
Ron Palewski
Mary Ann Ashworth
Bill Birkholz
John Birkholz
Charles King
Other interested parties

ETDD Staff Representative: Joe Barrett

CALL TO ORDER AND APPROVAL OF MINUTES

Chairman Headrick called the meeting to order at 6:00 P.M. on February 14, 2013 at the city hall. The minutes from the last regular monthly meeting were reviewed by the members. After review, a motion was made by Chester Richardson and seconded by David Wietlisbach to approve the January 10, 2013 Planning Commission Minutes as written. The motion passed unanimously.

NEW BUSINESS:

REVIEW CADES COVE WINERY CONCEPT PLAN

Representatives were present to submit a conceptual plan of the Cades Cove Winery off U.S. Highway 321 in a B-1, General Business District. The plans include a site plan, rendering of the façade and a floor plan. The members discussed the general operation and layout of the site. Staff reviewed the plans and the site plan checklist with the representatives. Following discussion, the most pressing issues to be resolved is to secure the property and coordinate with the Health Department and Department of Transportation. The zoning performance standards for this particular use were also discussed. Following the discussion, the representatives did not have any additional questions regarding the process. Based on the plans submitted and information discussed, the general consensus of the planning commission was the project is being designed in accordance with the requirements. An official submittal of a site plan is planned for be next month.

REVIEW KEASLER PROPERTY SUBDIVISION FINAL PLAT

A final plat was submitted for property (Tax Map 97, Parcel 81.00) indirectly off U.S. Highway 321, west of Tom Henry Road, within an R-1 District. The proposed subdivision calls for subdividing a lot on one side of an existing paved driveway of 1.1 acres off an irregularly-shaped lot of record of approximately 4.7 acres. The proposed lot does not contain street frontage. Staff has reviewed a plat forwarded by e-mail prior to the meeting and some revisions and issues needed to be addressed. These include correcting the floodplain note, the Certificate of Water, removing Certificate of Public Road, change to an R-1 District, change applicable setback requirements and obtaining all signatures. Issues needing to be clarified include the locations of the existing septic systems and the status of the street access from the paved driveway and a depicted easement. The plat has since been revised and provided to the members for review. After review, the plat was lacking signatures. A discussion then ensued regarding health department approval. Chairman Headrick inquired about an old property line that used to run along the area. The planning commission was assured that the property was all in the same ownership. Following discussion, a motion was made by Chester Richardson and seconded by David Wietlisbach to defer action until next month. The motion passed unanimously.

OLD BUSINESS:

Deferred.

REPORTS FROM BOARD OF COMISSIONERS

Mayor Talley reported that the pain management regulations and the site plan expiration provisions have passed on first reading with the second reading planned for the following Tuesday on February 19, 2013.

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

Secretary

Date