

MINUTES
TOWNSEND MUNICIPAL PLANNING COMMISSION
MARCH 10, 2016

Members Present

Sandy Headrick, Chair.
Michael Talley, Mayor
Rob Webb, V. Chair.
Alicia McClary
Becky Headrick
Eric Stein

Members Absent

Steve Fillmore, Sec.

Others Present

Andy Morton
Ron Palewski

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 March 10, 2016 at the city hall. The minutes from the last regular monthly meeting in February were reviewed by the members. The wording in the minutes for calling the meeting to order was discussed. After review, a motion was made by Mayor Talley and seconded by Eric Stein to approve the February 11, 2016 Planning Commission Minutes as written. The motion passed unanimously.

REPORTS FROM BOARD OF COMMISSIONERS

Mayor Talley announced that Eric Stein has been appointed as the new member of the planning commission to fill the remaining vacancy. Mayor Talley informed the commission that both the landscaping and stormwater ordinances were recently passed on final reading at the last board of commissioners meeting.

NEW BUSINESS:

ANNUAL ELECTION OF OFFICERS

Officers were nominated and elected for the positions of Chairman, Vice-Chairman and Secretary. The officers are Chairman Sandy Headrick, Vice-Chairman Rob Webb and Secretary Steve Fillmore. These terms are valid until March 2017.

OLD BUSINESS:

DISCUSS STREET DESIGN OPTIONS

Staff discussed meeting options between the commission and a TDOT representative to discuss crosswalk options. Staff had contacted a traffic engineer from the Tennessee Department of Transportation regarding the potential crosswalks last month. Staff would now like feedback on possible dates and times for a meeting with the representative. The planning commission decided that the first choice would be a meeting at the regular planning commission, second choice at the main office of the East Tennessee Development District, and the third choice would be at the TDOT Regional Office. The last two choices will likely be day meetings. Staff will contact TDOT and see if a meeting can be set up. No action taken at this time.

DISCUSS VISIONING SURVEY

Staff distributed the draft of the visioning survey to members for review. The survey should be considered a starting point to provide direction, but the local leadership should have the majority of input on the survey. The overall purpose of this survey is to gather input from the community regarding the physical development of the city and activities and events that would be encouraged to take place. The process for soliciting feedback will likely begin with planning commission feedback, a joint meeting of the planning commission and board of commissioners, and feedback from the general public. The draft survey was then reviewed with requested changes from the commission ranging from crafting the questions more objectively, transitioning from general to more specific questions, and replacing many yes or no responses with a range/rating index. There also may be some survey examples from previous collaborations associated with "Plain Talk for Quality Growth and East Tennessee Quality Growth. Staff will coordinate with the Blount County Planning Director John Lamb. Staff will make some revisions to the survey and the members can review the survey next month. In the meantime, staff encouraged the members to submit feedback and/or specific questions of their own that can be included in the survey.

OTHER BUSINESS:

Discussion Pedestrian/Bike Transportation

Mayor Talley informed members of the meeting of the Great Smoky Mountains Regional Greenway Council (GSMRGC) that took place earlier that day. One initiative that is being promoted is the "Get Out and Play" guide that compiles greenways, trails, and parks within the region.


Local Administrative Items:

Staff informed members that the public notice for the public hearing that was held to adopt the revised land use plan was forwarded in December, but not published until late January. The state law requires at least a 30-day notice. Therefore, the public hearing will need to be re-advertised and held at a later date following the required notice. The public hearing can be held at the April regular meeting.

Status Reports:

The Tennessee Municipal League (TML) has been forwarding e-mails to local municipalities, including Townsend, regarding House Bill 1632. The e-mail is marked urgent and requests feedback from local municipalities. The purpose of the bill being considered by the general assembly is to abolish mandatory inclusionary zoning associated with zoning mandates requiring a specific percentage of a residential housing development be allocated for low-income housing. The bill derives from the Nashville area, but there are no zoning requirements in Townsend that mandate low income housing percentages. Therefore, the bill has no effect on local zoning. Staff then discussed voluntary incentives to developers to encourage low-income housing such as tax incentives, density bonuses, etc. that have been much more effective approaches than zoning mandates.

At 7:20 PM, with no further business the meeting was adjourned.


Secretary

4/14/2016
Date