

## ***OFFICIAL MINUTES***

### **McKENZIE MUNICIPAL REGIONAL PLANNING COMMISSION MEETING**

**February 28, 2013**

**4:30 PM**

#### **I. Call to Order/Establishment of a Quorum**

Meeting was called to order by Chairperson Robb and a quorum was established.

All members of the Planning Commission were present.

Members of the Planning Commission are: Chairperson Dean Robb, Vice-Chairperson Keith Priestley, Secretary Lisa Norris, Commissioners Garlon Prewitt, Jessie Townes, Ken Mitchum and Mayor Jill Holland.

#### **II. Approval of Agenda**

Motion to approve the agenda by Mayor Holland, second by Keith Priestley. Motion passed.

#### **IV. Reading and Approval of the Minutes**

Motion to approve the minutes of the January 24, 2013 meeting by Keith Priestley, second by Lisa Norris. Motion passed.

#### **V. Old Business**

##### **A. Review of the proposal to have properties located along East Walnut Avenue and South Main Street reclassified from B-2 (Highway Business) to B-1 (Local Business)**

**Discussion:** Regional Planner Shelton Merrell explained the differences in B-2 (Highway Business) and B-1 (Local Business). Some questions were asked and discussed.

**Action taken:** Motion made by Mayor Holland, second by Lisa Norris, to reclassify properties located along East Walnut Avenue and south Main Street from B-2 (Highway Business) to B-1 (Local Business). Motion passed.

##### **B. Discussion of the proposed amendment to the McKenzie Municipal Major Road Plan Map**

**Discussion:** Regional Planner Shelton Merrell stated concern as to the time frame for public hearing. Public hearing notice is 30 days, therefore suggested this item be tabled to April 2013 meeting.

**Action Taken:** All members agreed.

## **VI. New Business**

### **A. Review of the Block City Pizza Site Plan**

**Discussion:** Regional Planner Shelton Merrell presented updated information on this site plan. Questions were asked and discussed.

**Action taken:** Motion made by Lisa Norris, second by Mayor Holland to accept the site plan. Motion passed.

### **B. Review of the Family Dollar Site Plan**

**Discussion:** Regional Planner Shelton Merrell presented information concerning certain issues. Several questions asked and all discussed in depth.

**Action taken:** Motion made by Lisa Norris, second by Jessie Townes to approve site plan pending receipt of drawings and approval of Board of Zoning Appeals. Motion passed.

## **VII. Other Business**

### **A. Review of the proposed Text Amendment to the Zoning Ordinance of McKenzie, Tennessee to address parking for retail establishments.**

**Discussion:** Parking spaces are a must for new business. Codes Officer and Building Inspector Cliff Wheelock suggested we table until future time. All members agreed.

### **B. Review of the proposed Text Amendment to the Zoning Ordinance of McKenzie, Tennessee to address fences.**

**Discussion:** There seem to be only minor issues. Therefore, Cliff and Shelton will work together on this matter and report to committee at the March 28, 2013 meeting.

### **C. Discussion of the recommendations of the Design Review**

After a lengthy discussion with lots of questions and comments it was suggested to Table this issue to a future date. Agreed by all.

### **Agenda and Regular Meeting Schedules Dates**

Agenda & workshop meeting Thursday April 11, at 2:30 P.M.

Regular meeting Thursday April 25, at 4:30 P.M.

### **VII. Adjournment**

Motion to adjourn Mayor Holland, second by Lisa Norris.

Motion passed.

Meeting adjourned at 5:45 pm