

**TOWN OF PLEASANT VIEW CITY PLANNING COMMISSION MEETING
MINUTES
January 22, 2008
6:00 PM City Hall
1008 Civic Court, Pleasant View, Tennessee**

CALL TO ORDER at 6:05 PM.

ROLL CALL

Present: Max Moss, Kevin Durr, Kenny Elrod, Perry Keenan and Teresa Walsh
Absent: Dan Moore and Don Worrell

Max Moss suspended the rules of the meeting for the purpose of electing new officers.

ELECTION OF OFFICERS

Sharon Caton opened the floor for nominations for Officers.

Kenny Elrod **nominated** Max Moss for the position of Chairman. Perry Keenan **2nd** the motion. Kenny Elrod – **Aye**. Perry Keenan – **Aye**. Kevin Durr – **Aye**. Theresa Walsh – **Aye**. Max Moss – **Aye**. **Motion passed.**

Perry Keenan **nominated** Kenny Elrod for the position of Vice-Chairman. Kevin Durr **2nd** the motion. Perry Keenan – **Aye**. Kevin Durr – **Aye**. Max Moss – **Aye**. Theresa Walsh – **Aye**. Kenny Elrod – **Aye**. **Motion passed.**

Perry Keenan **nominated** Dan Moore for the position of Secretary. Kenny Elrod **2nd** the motion. Perry Keenan – **Aye**. Kenny Elrod – **Aye**. Max Moss – **Aye**. Kevin Durr – **Aye**. Theresa Walsh – **Aye**. **Motion passed.**

CONSIDERATION OF MINUTES

Kevin Durr **motioned** to approve the minutes from the Regular Meeting on October 30, 2007 as amended. Max Moss **2nd** the motion: **All-Aye**. **Motion passed.**

Perry Keenan **motioned** to approve the minutes from the Regular Meeting on November 27, 2007 as presented. Kenny Elrod **2nd** the motion. **All Aye**. **Motion passed.**

Public Forum:

Kevin Heffelman, City Attorney for the Town of Pleasant View. Mr. Heffelman gave an explanation of the sewer issue for Sections 3 and 4 of the Pleasant Hill Subdivision and advised the members of the Planning Commission that they could not rescind the vote on Section 3 which included sewer.

Old Business:

No old business.

New Business:

- A. Neada Carr – Requesting approval of Preliminary Plat for Pleasant Hills Section 4. Located at Pleasant Hill Drive. Tax Map 20, Part of Parcel 19.

Max Moss **motioned** to approve the Preliminary Plat for Pleasant Hills Section 4, located at Pleasant Hill Drive, contingent upon the availability and installation of sewers, an engineer's stamp on drawings for all lots with a 15 percent or greater slope and sidewalks on both sides of each street. Kevin Durr **2nd** the motion. Max Moss – **Aye**. Kevin Durr – **Aye**. Kenny Elrod – **Nay**. Perry Keenan – **Nay**. Theresa Walsh – **Aye**. **Motion passed 3-2.**

- B. Centre 41 – Requesting approval of a minor one (1) lot subdivision of property located at Highway 41A. Tax Map 10, Parcel 22.10, 2.764 Acres, Zoned C-1.

Kenny Elrod **motioned** to approve a minor one (1) lot subdivision of property located at Highway 41A for Centre 41. Kevin Durr **2nd** the motion. Kenny Elrod – **Aye**. Kevin Durr – **Aye**. Max Moss – **Aye**. Perry Keenan – **Abstain, conflict of interest**. Teresa Walsh – **Aye**. **Motion passed.**

Other Business:

Mike Gupton brought up the subject of how to define a Major Change for a re-submission that will be brought to the Planning Commission after being turned down once by the Planning Commission. Major Change and Substantial Change needs to be defined before moving forward with the recommendation to the Council to amend the Zoning Book. Kevin Heffelman will work on defining the terms Major and Substantial changes.

Perry Keenan spoke on the findings of the Land Use Task Force regarding the 40% lot coverage restriction on Commercial property. He would like the Planning Commission to look into increasing the lot coverage restrictions on Commercial property. Sharon Caton stated the Planning Commission could consider changing the lot coverage restriction to enable more commercial development on a case to case base. Ms. Caton also addressed the changes needed to the Zoning book to eliminate some discrepancies and contradictions.

Adjournment:

Perry Keenan **motioned** to adjourn. Kenny Elrod **2nd** the motion. **All Aye. Motion Passed.**
Meeting adjourned at 7:03 p.m.

The next meeting is scheduled for February 26, 2008 at 6:00pm at City Hall, 1008 Civic Court Pleasant View, Tennessee.

SECRETARY

CHAIRMAN