



**CHEATHAM COUNTY PLANNING COMMISSION
MINUTES FOR JANUARY 2, 2025**

Meeting was called to order at 6:00 p.m. by Secretary Brenda Montgomery.

Brenda Montgomery called for the roll to be taken and called the roll.

Members Present: Matt Von Lunen, Chester Hannah, Brian McCain, Chris Atkins, Brenda Montgomery, Gary Chance

Members Absent: John Werne, Allen Nicholson, Mark Jarrell

Brenda Montgomery declared a quorum present.

Others Present: Franklin Wilkinson, Jarret Shaffer, Shannon Mosakowski

Approval of Minutes and Agenda:

Brenda Montgomery stated, everyone should have received their meeting packets and a copy of the minutes from the December 5, 2024 Planning Commission meeting. Brenda Montgomery asked if there were any comments or corrections. Hearing none, a ****MOTION**** to approve was made by Gary Chance; second by Chester Hannah. The motion to approve the minutes passed by a unanimous “aye” voice vote.

Brenda Montgomery stated, the agenda for tonight’s meeting has been distributed. She asked if there were any comments or corrections. Hearing none, a ****MOTION**** to approve the agenda was made by Matt Von Lunen; second by Gary Chance. The motion passed by unanimous “aye” vote.

PUBLIC FORUM:

Brenda Montgomery opened the floor for Public Forum at 6:03 PM. There being no one to speak Brenda Montgomery declared the Public Forum closed at 6:04 PM.

ITEM #1

Brenda Montgomery read Item #1 into the record. Shannon Mosakowski requesting a zone change from R1 to E1 for Map 19, Parcel 24.12. Property is located at 1110 Shahan Rd., in the 4th Voting District and is not in a Special Flood Hazard Area. Jaret Shaffer presented the planning staff review: The Assessors data shows the owners as Shannon Mosakowski & Brenda Carruba. The application only shows Shannon Mosakowski. The other owner has provided proof of wanting the request to rezone. As per the application for rezoning requirements, section 9. 091. The provided rezoning map must contain: The location, size, type and current use of any building on the property requested for rezoning. The Location of the adjoining property owners in relation to the property to be rezoned. These items have been addressed and there are no outstanding issues. Shannon Mosakowski stated, the zone change sign blew down form the high winds. He lives out of state and currently rents the property. He was not aware of the sign being blown down or when it happened. He will put the sign back up and brace it so the high winds will not remove it. The planning commission voiced its concern with the purpose of the public notice requirements of the sign. Certified letters are sent to all adjoining property owners and the agenda is published in the local paper but the public notice sign is also important. It should be the responsibility

of the applicant to make sure the sign is in place as required per the zoning regulations. Shannon Mosakowski stated, his intent is to move back and live on the property. He would like to have horses. He did not realize the property is zoned R1 and does not allow horses. Based on staff recommendations and discussion had at this meeting a ****MOTION**** to approve the zone change was made by Gary Chance; second by Chris Atkins. The motion passed by roll call vote. Matt Von Lunen - yes, Chester Hannah - yes, Brian McCain - yes, Chris Atkins - yes, Brenda Montgomery - no, Gary Chance – yes.

ITEM #2

Election of Officers: Brenda Montgomery opened the floor for nominations. A ****MOTION**** was made by Chris Atkins; second by Brian McCain to continue the year 2025 with Mark Jarrell as Chairperson, John Werne as Vice-Chairperson and Brenda Montgomery as Secretary. The motion passed by a unanimous “aye” voice vote.

OTHER BUSINESS: None

ADJOURN: Having no further business, a ****MOTION**** to adjourn was made by Gary Chance; second by Brian McCain. Voice vote carried unanimously by all present. Meeting Adjourned at 6:43 PM.

**BRENDA MONTGOMERY – SECRETARY
CHEATHAM COUNTY PLANNING COMMISSION**