

CITY OF WHITE HOUSE
Meeting of the
Municipal/Regional Planning Commission
Monday August 13, 2012

Call to order **7:00 p. m.**

Roll call:

Paula Eller-Chairperson, Jerry Summers, Eddy Bolton, Clif Hutson, Scott Wiggins, Bob Dorris.

Members Absent: Mayor Mike Arnold

Staff Members Present: Jason Reynolds, City Engineer, Addam McCormick, City Planner, Jerry Herman, City Administrator, and Valerie Webb, City Attorney

Approval of prior minutes dated: July 9, 2012. Chairperson Eller noted correction to the minutes to state she was opposed to Item # 1. Motion was made to approve with corrections by Bob Dorris, seconded by Jerry Summers. Motion approved unanimously.

Approval of Agenda:

Individual Review of Agenda Items

Chairperson Eller asked to add a discussion item to the end of the agenda to discuss the new bike lanes on Hwy 31W.

AGENDA

Item#1 Bridle Creek-Section 4 Subdivision: Staff requests a one-year extension of the subdivision improvement bond.

Staff stated the completed improvements include the asphalt binder layer, curbs, and underground drainage. Staff stated that the remaining improvement items are the final asphalt layer, sidewalks, finish drainage, and street lighting.

Motion was made to approve with staff's recommendations by Clif Hutson, seconded by Bob Dorris. Motion passed unanimously.

Item #2 Tammy Anderson/AM Vets Representative: Requests an approval to permit a donation trailer to be located permanently at 630 Highway 76. Property is referenced at Robertson County Tax Map 106, Parcel 64. Property is zoned C-2, General Commercial. (*Previously reviewed at May 14, 2012 Meeting*)

Staff stated that after speaking to Ms. Anderson, representative for AM Vets, she looking at the possibility of moving the trailers or staying at the current site. Staff stated that they have also been in communications with Wal Mart regarding moving to their site but they are waiting to hear back from Wal-Mart's corporate office. Staff recommended if they stay at their current site they would need to make improvements including the installation of a screen wall/landscaping. Staff stated that he would

recommend the area for vehicle deliveries and access would be located on a paved area. The board had discussion that if the trailer remains at the current location or another, there would be costs for the improvements and who would be responsible for these costs. The board discussed changing the time period not to be permanent and at the end of the time period reviewing the action of what would need to be improved. Mr. Brinkley, Property Owner, stated that he would not pay for any improvements. Mr. Brinkley stated that it was an agreement with AM Vets that it is a temporary site. The board and staff had lengthy discussion on types of buffer that could be used as screening and if these types of requests should be reviewed every few weeks to see if they should be extended or not. The board discussed if the city would allow city owned property to be used for a donation site. Staff stated that it would still have to meet the commercial design standards. The board discussed that the city would have to be consistent with other charitable organizations requests.

Motion was made by Scott Wiggins to approve per the ordinance that the AM VET donation trailer be required to relocate, seconded by Eddy Bolton.

Motion passed unanimously.

Item # 3 Zoning Ordinance Amendment: Staff requests a recommendation to the Board of Mayor and Aldermen to amend the Zoning Ordinance regarding yard sale regulations.

Staff stated that the Board of Zoning and Appeals asked that the City have a more defined ordinance regarding residential yard sales to prevent any future problems. Staff stated that based on other provisions of the ordinance, the intentions of the ordinance, and research of other city's ordinances that four (4) sales a year is the maximum number of sales permitted not exceeding 3 days per sale event. Staff discussed that the city already has an ordinance regarding signage, which only permits signs on the property of the sale. Staff stated that this is a constant enforcement issue because people do not remove their signs after the sales. Staff stated that the ordinance amendment also includes general provisions regarding parking and traffic flow.

Motion was made to approve by Scott Wiggins, seconded by Jerry Summers.

Motion passed unanimously.

Item # 4 Zoning Ordinance Amendment: Staff requests recommendation to the Board of Mayor and Aldermen to amend the Zoning Ordinance regarding amateur radio tower regulations.

Staff stated in 2010 the Planning Commission reviewed a request for a proposed amateur radio tower in a residential zoning district. Staff stated that the Commission required a public hearing. Staff stated the purpose of the amendment is to provide defined regulations for smaller towers including increased setback requirements for towers in and adjacent to residential zoning districts and to include a stipulation for public hearings. Staff stated one of the proposed changes to the ordinance is if the tower request is 35 feet or less, then Planning Commission approval is not required. Staff stated another amendment is that any tower within or adjacent to a residential zoning district that the fall zone setback would be based on 100 percent of the tower height. The setback required may be reduced to a safe fall zone distance as determined by a State of TN licensed engineer which depending on the design of the tower shall be not be less than the existing provisions of the ordinance. Per discussion at a previous meeting, the Commission and Staff discussed if the collocation requirement for towers should be extended from a one-half (1/2) mile to one (1) mile radius. The Commission discussed not to change the ordinance due to new digital tower technology designs.

Motion was made to approve by Bob Dorris, seconded by Scott Wiggins. Motion passed unanimously. Motion passed unanimously.

Discussion Item:

New bike Lanes:

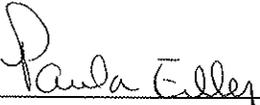
Staff stated that Mayor Arnold had called TDOT and requested the bike lanes. Staff stated that the bike lanes were installed at no cost to the City. Staff stated that the bike lanes are on Highway 31-W from New Hall at the south end of the city to Horseshoe Road on the north end of the city. Staff stated the only exception is in the middle of the city where the lanes are narrow due to turn lanes. Staff discussed a grant through the State that would be to improve the center of town with sidewalks and bike lanes. Jerry Herman, City Administrator discussed future plans to make improvements on Highway 31-W so that pedestrians could access from the north trail head down 31-W to the green way trail spur next to a daycare center on 31-W.

Digital Signs:

Staff discussed that a letter had been sent out to all the owners of digital signs in the city regarding the timing of the signs. The letter referenced the City's requirement for the digital information to remain stagnant for eight seconds. Staff stated some of the signs were installed prior to the City's ordinance amendment. Staff discussed the previous attorney stated the message timing would not be a non-conforming issue since the requirement was for a safety issue and the sign was not being required to be removed or reduced in sq ft.

Meeting Adjourned at 7:55 p.m.

ATTEST:



Paula Eller, Chairperson



Addam McCormick, Secretary