



PARIS MUNICIPAL REGIONAL PLANNING COMMISSION MEETING MINUTES
CITY OF PARIS, TENNESSEE
June 9, 2016
6:00 PM

The Paris Municipal Regional Planning Commission met in regular session at 6:00 p.m. Thursday, June 9, 2016 in the courtroom of City Hall to consider the following business:

OLD BUSINESS:

None

NEW BUSINESS:

- 1.) **Minor Site Plan: East Wood and Jane Street**
- 2.) **Minor Subdivision: Crutchfield Lane**
- 3.) **Minor Site Plan: First Methodist Church – McNeil Street**
- 4.) **Minor Sit Plan: El Vallarta – Mineral Wells Avenue**
- 5.) **Rezoning Request: Hayes Partners – Tyson Avenue**
- 6.) **Major Site Plan: BPU Water – East Blythe Street**
- 7.) **Resolution Authorizing Staff to Approve Minor Subdivision Plats**
- 8.) **Amendment to the Zoning Ordinance Table of Uses to allow Public Utilities as a Special Permit Use in all Zones**

Present: Commissioner Rachel Terrell
Commissioner Gayle Griffith
Commissioner Brad St. John
Commissioner Danny Veazey
Commissioner Randy Scholes

Absent: Commissioner Carlton Gerrell
Chairman Terry Wimberley

Also Present: Fred Mclean, City Attorney
Kim Foster, City Manager
Jennifer Morris, Community Development Director
M.J. Stancook, Administrative Assistant

Media Present: Bill McCutcheon
Tim Alsobrooks
Shannon McFarlin

Commissioner Terrell led the meeting in the Pledge of Allegiance followed by a prayer led by Commissioner Veazey.

APPROVAL OF MINUTES: May 12, 2016 Regular Meeting Minutes

DISCUSSION: None

ACTION: Motion made by Commissioner Griffith, seconded by Commissioner Scholes to approve the minutes as presented.

VOTE: Unanimous

NEW BUSINESS AGENDA NO. 1: Minor Subdivision Plat: East Wood and Jane Street

DISCUSSION: A Minor Subdivision Plat has been submitted by Land is Forever Trust and Bipin and Sheela Patel for property located at the corner of Jane Street and East Wood Street. The Minor Subdivision proposes to combine four tracts, three tracts owned by Land is Forever Trust and one tract owned by the Patel's. With all tracts combined the new tract would consist of 3.94 acres.

ACTION: Motion made by Commissioner Scholes, seconded by Commissioner Griffith to approve the Minor Subdivision as presented.

VOTE: Unanimous

NEW BUSINESS AGENDA NO. 2: Minor Subdivision Plat: Crutchfield Lane

DISCUSSION: A Minor Subdivision plat has been submitted by Pamela and William VanDyke to divide their 2.71 acre tract into two tracts. This property is located in the Planning Region and requires a septic system since sewer is not available at this location. Although there are two separate systems for the existing structures, both are located in the same area. The plat provides an easement for the septic system as well as a 50 ft. easement for ingress and egress. Setbacks are the minimum setbacks for the City of Paris.

ACTION: Motion made by Commissioner Veazey, seconded by Commissioner Griffith to approve the Minor Subdivision Plat.

VOTE: Unanimous

AGENDA NO. 3: Minor Site Plan: First Methodist Church – McNeil Street

DISCUSSION: First United Methodist Church has submitted a Minor Site Plan to locate a 16 ft. x 30 ft. accessory building on their property located to the south of the main church building. This is in the parking area of the property owned by the church on McNeil Street.

ACTION: Motion made by Commissioner Scholes, seconded by Commissioner Griffith to approve the Minor Site Plan.

VOTE: Unanimous

NEW BUSINESS AGENDA NO. 4: Minor Site Plan: El Vallarta – Mineral Wells Avenue

DISCUSSION: Mr. Jose Huerta has submitted a Minor Site Plan for an addition to El Vallarta Restaurant located at 1113 Mineral Wells Avenue. The site plan proposes a 420 sq. ft. addition to the front of the building. This would enclose the patio located on the southwest corner of the existing building. The existing building is 4,250 sq. ft., with the new addition the building would be 4,670 sq. ft.

Community Development Director Jennifer Morris stated parking has been added since the original plan was submitted that the City of Paris was not made aware of. Ms. Morris said the additional parking was needed and is not a problem as far as regs are concerned. With the addition it would be adequate parking.

Additionally, a drive thru window is proposed. The dimensions are not shown on the plat. It appears by the plat that the proposed area is 5ft. x 9 ft. However, at the time the plat was submitted it had not been determined whether or not the property owner would actually construct this addition at this time.

ACTION: Motion made by Commissioner Griffith, seconded by Commissioner St. John to approve the Minor Subdivision Plat.

VOTE: Unanimous

NEW BUSINESS AGENDA NO. 5: Rezoning Request: Hayes Partners – Tyson Avenue

DISCUSSION: Hayes Partners have requested the rezoning of their property located on Tyson Avenue from R-2-M to B-1. Specifically, this is Map 106, Group C, Parcel 4.00. This is a 5.7 acre tract. The Planning Commission may wish to consider rezoning all of the property adjacent to Tyson Avenue between this property and the railroad.

The City Commission has adopted this request on first reading and was presented to the Planning Commission for a recommendation.

Community Development Direct Jennifer Morris said that notifications showing the recommendations will go out in the mail on 6/10/2016. Should there be any opposition; a public hearing will be held prior to the next City Commission meeting.

ACTION: Motion made by Commissioner Scholes, seconded by Commissioner Griffith to approve the request for the 5 acre tract.

VOTE: Unanimous

NEW BUSINESS AGENDA NO. 6: Major Site Plan: BPU Water Department – East Blythe Street

DISCUSSION: The Board of Public Utilities submitted a Major Site Plan for the proposed totally redeveloped site for the Paris Board of Public Utilities Water Treatment Plant located on East Blythe Street. A pump station, clearwell and electrical pad are some of the features planned for the first phase. Additionally, new fencing, a new access road among others is planned as well.

The site plan has been submitted to our consulting engineer for review of the MS4 requirements. The engineer has submitted his findings to Jacobs Engineering, engineer for the BPU. The BPU representative said that the engineers are still working on amending the site plan.

Staff has recommended a Minor Subdivision Plat to remove the existing property lines within the development. Based on the submitted plan, some of the structures and features would be constructed over property lines.

The engineer for the BPU is working on the Minor Subdivision Plat for submission at the July meeting.

ACTION: Motion made by Commissioner Griffith, seconded by Commissioner Veazey to approve the Major Site Plan contingent on the Minor Subdivision and the MS4 requirements are met according to the engineer.

VOTE: Unanimous

NEW BUSINESS AGENDA NO. 7: Resolution Authorizing Staff to Approve Minor Subdivision Plats

DISCUSSION: City Attorney Fred Mclean stated that staff has recommended that the Planning Commission to consider amending the Subdivision Regulations to allow staff to review Minor Subdivision Plats with the signature of the Planning Commission Secretary as opposed to placing these plats on Planning Commission Agendas for approval.

Attorney Mclean commented that these Minor Subdivision Plats are procedural. Staff feels that this would streamline the process of Minor Subdivision approvals. Many times a plat will be submitted and the property owner must wait up to a month for approval and very often this delays the closing process in property sales.

Community Development Director Jennifer Morris stated that this procedure would follow the same guidelines that the County Mayor and County Planning Commission now follow.

City Attorney Fred McLean has prepared a proposed resolution for the Planning Commissions review and approval.

ACTION: Commissioner Griffith made a motion, seconded by Commissioner Scholes to approve the Resolution.

VOTE: Unanimous

NEW BUSINESS AGENDA ITEM NO. 8: Amendment to the Zoning Ordinance Table of Uses to allow Public Utilities as a Special Permit Use in all Zones

DISCUSSION: In a recent discussion with the City Commission, City Attorney Fred McLean stated that the Zoning Ordinance provided that any public utility development is a special permit use. Currently the Zoning Ordinance does not allow these developments in all zones. Staff is proposing that the Table of Uses of the Zoning Ordinance be amended so that the Board of Public Utilities or any other utility provider be allowed to place those types of developments in any zone in the City of Paris subject to the BZA reviewing the proposed development and making sure that it meets the development requirements and the special permit provisions for public utilities in Chapter 9 of

Title 11. This will allow the Planning Commission/Board of Zoning Appeals to review these type things on a case by case basis to make sure that it is proper for the neighborhood and to make sure that all the development requirements are met.

ACTION: Commissioner Veazey made a motion, seconded by Commissioner Griffith to approve the Amendment to the Zoning Ordinance Table of Uses to allow Public Utilities as a Special Permit Use in all Zones.

VOTE: Unanimous

ADJOURNMENT: Motion to Adjourn made by Commissioner St. John, seconded by Commissioner Griffith at 6:33 p.m.

APPROVED:

Secretary

