

THE MANCHESTER PLANNING COMMISSION MINUTES

FEBRUARY 15, 2016

Chairman Mark Williams called the meeting to order at 5:48 P.M.

MEMBERS PRESENT: Mayor Lonnie Norman, Alderman Lana Sain, Chairman Mark Williams, Secretary Linda Bryan, Gary Trail and Jim Hollandsworth.

MEMBERS UNABLE TO ATTEND: Vice Chairman Freda Jones

NON-MEMBERS PRESENT: City Engineer Scot St. John, Codes Director Jamie Sain, Codes Office Assistant Grace Frazier and others.

NON-MEMBERS UNABLE TO ATTEND:

APPROVAL OF JANUARY 2016 MINUTES:

Motion by Jim Hollandsworth, seconded by Secretary Bryan, approved unanimously.

Prem./Final Plat: Lincoln St./1st Ave./Kennedy Drive for Mike Simmons

This minor plat is for a division of a 0.86 acre parcel on 1st Avenue into two lots. An existing building is located on Lot 1 (0.44 ac). A building is proposed on Lot 2 (0.42 ac), and a site plan is on the agenda for this month for this development. Utilities are currently available to both lots.

Staff recommends approval of the preliminary/final plat. All punch list items have been addressed.

Motion by Gary Trial to approve, seconded by Jim Hollandsworth, approved unanimously.

SITE PLAN: Lincoln St./1st Ave. for Mike Simmons

The site plan is for a 3,672 sf commercial office building on Lot 2. The listed use of the building is office/professional. Utilities are available to the site. A private sewer easement is provided along the rear of Lot 2 for the existing sewer force main serving the Lot 1 building. Storm water detention is provided.

Staff recommends approval pending punch list items are addressed.

1. A waiver of the 10' grass trip width along the frontage of the site along 1st Avenue is required.
2. Submit a completed storm water detention maintenance agreement form.
3. Confirm that positive slope remain on the 1st Avenue drainage ditch downstream of the southerly driveway with proposed culvert invert elevations.

Architectural drawing was show to the Planning Commission. The gable on the porch was shown with vinyl. New design standards will not allow this and Mr. Simmons stated that

he would use hardie board for this. The rest of the exterior of the build meets the standards.

Motion by Secretary Bryan to approve, seconded by Mayor Norman, approved unanimously.

ANNEXATION REQUEST; James and Pamela Massingille request their property located at 2238 Old Tullahoma Hwy. to be annexed into the City of Manchester. This consist of 2 lots. The first lot is .60 acre and the second lot is 13.85 acres directly behind the first lot. Both lots to be zoned R-3.

The Planning Commission made a motion to send to the Board of Mayor and Alderman with a positive recommendation.

Motion by Jim Hollandsworth, seconded by Gary Trail, approved unanimously.

PRELIMINARY PLAT; 2238 Old Tullahoma Hwy. for JJP Properties for a 53 lot S/D. Pending Annexation request. To be Zoned R-3

With many unanswered questions about road lengths, future right-of ways, drainage easements, and general layout of the subdivision, James and Pamela Massengille requested the plat be deferred until corrections are made.

Mrs. Jernigan from Lowery St. addressed the Commission about concerns with the Chapman property located on McArthur St. She represented the residents of Lowery St. stating that they had concerns of a future driveway being located on the back of the Chapman property and coming out on Lowery St. Mrs. Jernigan was informed that a change to property such as a driveway would have to go through the Street Department and that it could not just be installed. Codes Director Sain informed Mrs. Jernigan that she or anyone with concerns could make an appointment and come in to discuss the situation.

REPORT OF CHAIRMAN: NONE

REPORT OF ENGINEER/CODES DIRECTOR: Director Sain reminded the Planning Commission members that the State training is scheduled for March 11th, 2016.

Motion to adjourn at 6:48 P.M. by Gary Trail, seconded by Secretary Bryan, unanimously approved.

Chairman

Secretary

**MANCHESTER BOARD OF ZONING APPEALS MINUTES
FEBRUARY 15, 2016**

Chairman Mark Williams called the meeting to order at 6:49 P.M.

MEMBERS PRESENT: Mayor Lonnie Norman, Alderman Lana Sain, Chairman Mark Williams, Secretary Linda Bryan, Gary Trail and Jim Hollandsworth.

MEMBERS UNABLE TO ATTEND: Vice Chairman Freda Jones

NON-MEMBERS PRESENT: City Engineer Scot St. John, Codes Director Jamie Sain, Codes Office Assistant Grace Frazier and others.

NON-MEMBERS UNABLE TO ATTEND:

APPROVAL OF MINUTES: JANUARY 2016 MINUTES

Motion by Jim Hollandsworth to approve, seconded by Secretary Bryan, approved unanimously.

BUSINESS:

NONE

REPORT OF CHAIRMAN: NONE

REPORT OF ENGINEER/CODES DIR.: NONE

Motion to adjourn at 6:51 P.M. by Gary Trail, seconded by Jim Hollandsworth, unanimously approved.

Chairman

Secretary

