

THE MANCHESTER PLANNING COMMISSION MINUTES

April 15, 2019

Chairman Mark Williams called the meeting to order at 5:30 P.M.

MEMBERS PRESENT: Mayor Lonnie Norman, Alderman Bill Nickels, Chairman Mark Williams, Vice Chairman Steve Jernigan, and David Pennington

MEMBERS UNABLE TO ATTEND: Secretary Linda Bryan and Gary Trail.

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

NON-MEMBERS UNABLE TO ATTEND: NONE

APPROVAL OF MARCH 2019 MINUTES:

Bill Nickels was appointed Secretary since Linda Bryan was absent.

Motion by Alderman Nickels to approve, seconded by Vice Chairman Jernigan. Approved unanimously.

BUSINESS:

Site Plan: Lot 5, 7, and 8 Brookmeadow Homesite S/D on Haley Dr. for Pam Ham for townhouses. Zoned R-3

This site plan is for 8 townhouses to be constructed on a 1.38 ac parcel (Lots 5, 7 and 8). The townhouses will front on Haley Drive. A pad is being prepared for two future townhouses on this parcel as shown on the grading plan. A private sewer line is being extended for serve to the units. Public water is available on Haley Dr. Stormwater detention is being installed to serve these lots and future townhouses on Lots 6, 9 and 10.

Chairman Williams has an interest in the townhouses so he turned the meeting over to Vice Chairman Jernigan to present the plat and information for discussion.

Staff recommends approval of the site plan subject to the following punchlist items:

1. Label the proposed slope of the private sewer service line and the invert elevation that it is to connect to the existing manhole. It appears that the intent is to tie into the manhole at approximately the same invert elevation as the main lines. It is also noted that the proposed finish floor elevation of the townhouses is very close to the sewer manhole casting elevation. Coordinate with MWSD on this as the sewer line can surcharge in this area and backflow valve may be needed to be installed on the sewer service line.
2. Show a proposed sewer cleanout at the property line and at intervals along the line as per the building code.
3. It appears that the separation between the sewer service line and the detention basin outlet pipe is only a couple of inches. Confirm and provide additional separation or concrete encase as needed.
4. Provide a detention maintenance agreement form for each parcel that the detention basin or outlet pipe is on.

5. Provide a SWPPP/NOI.

6. Submit and obtain a LOMR-F from FEMA, if required, on the proposed floodplain alterations.

7. Address the comments on the subdivision plat from the January 2019 Planning Commission meeting, including showing all necessary easements.

There was also discussion about sewer issues and backflow preventers being installed either on each 6” service line or at the end of the 10” main private sewer line at the manhole. This could possibly provide more storage volume of sewer if the main public sewer line backs up.

Motion by Alderman Nickels to approve pending punchlist items and with the exception of a backflow preventer on the 10” line being installed, if available, at the public connection at the discretion of the MWSD Director, seconded by David Pennington. Approved unanimously.

Report of Chairman: NONE

Report of Engineer/Codes Director: NONE

Motion to adjourn at 5:45 PM by Alderman Nickels, seconded by Mayor Norman. Approved unanimously.

Chairman

Secretary

MANCHESTER BOARD OF ZONING APPEALS MINUTES
April 15, 2019

NO BUSINESS-----NO MEETING