

**Meeting of the
City of Dyersburg Municipal-Regional Planning Commission
September 8, 2011
10:00 a.m.**

Commission Members Present: Brian Ramm, Sherry Guthrie, Paul Newbill, Alderman Bart Williams, John Pressler, Mayor John Holden, and Eddie Burks, Chairman.

Staff and Others Present: Thomas Mullins, Dyersburg City, Codes Enforcement, Justin Avent, Engineering, Tonya Sierra, State Gazette, Kim Morgan, Planner/Consultant, Nelson Thornton, P.C.

I. Establishment of a Quorum and Call to Order.

Chairman Burks established that a quorum was present and called the meeting to order.

II. Approval of Previous Minutes:

Chairman Burks entertained a motion to approve the minutes of the meeting of August 11, 2011. The motion was made by Mr. Newbill, and seconded by Ms. Guthrie. The minutes were approved.

III. New Business:

A. Discussion of Miller Office Building Site Plan.

A site plan was submitted by Mr. Rusty Norville, Civil Engineering Solutions, LLC, on behalf of his clients for a proposed 6,000 sq. ft. office building on Parcel 53.00, Dyer County Tax Map 88P, Group A. He referenced the location for the Commission as two lots south of the current State Gazette newspaper building on the east side of Highway 51 By-Pass. He stated the office building would be leased to the Tennessee Department of Safety. He further noted the entrance is approved by the Tennessee Department of Safety and upon questions by alderman Williams regarding turning into the location, that the entrance has a dedicated turn lane.

Staff reported the (+/-) 0.77 acres site is zoned PB (Planned Business) and does not appear to lie in the designated flood hazard area. The parcel fronts on Highway 51 Bypass and has access to adequate utilities; however, staff has requested that the location of fire hydrants be indicated on the site plan, as well as the Flood Map number and an additional handicap ramp in the rear of the building. All other site plan requirements have been addressed. Upon confirmation that the City Engineer has reviewed and approved all drainage, and erosion aspects of the plan, Staff recommends approval of the Miller Office Building site plan. With no concerns voiced by City Engineering, and no further discussion presented, Chairman Burks entertained a motion for approval. Vice-Chairman Newbill moved to approve the site plan as presented before the Commission. The motion was seconded by Mr. Ramm, and the Commission voted unanimously to approve the motion.

B. Discussion of Dairy Queen Chill and Grill Site Plan.

Upon presentation of this discussion, Chairman Burks removed himself from the discussion and turned the meeting over to Vice-Chairman Newbill. Mr. Newbill opened the discussion with a report from Ms. Morgan. Staff stated a site plan has been submitted for a proposed 2,812 sq. ft. building on the 0.95 acre tract recently created on the pending Yates-Burks Minor Subdivision Plat, (also known as Lot 6, from Parcel 10.02, Dyer County Tax Map 88, located on US Highway 51 By-Pass near Amanda Drive). A portion of the site does appear to lie in the designated flood hazard area and staff has requested delineation of that flood hazard area boundary be added to the site plan. All floodplain management provisions of the municipal zoning ordinance will apply. There are proposed infrastructure improvements which are addressed on the previously mentioned minor plat. Staff has requested that the location of fire hydrants be indicated on the site plan. All other site plan requirements have been addressed. It was further noted that TDOT has approved the traffic flow (entrance into and exit from the business), and traffic around the building. Forty three parking spaces are included in the plan. Sewer is present at the site, and water utility will be extended from Parr Avenue. Contingent upon plat approval and confirmation that the City Engineer has reviewed and approved all drainage, and erosion aspects of the plan, Staff recommends approval of the Dairy Queen Site plan.

With no further discussion, Vice-Chairman Newbill entertained a motion for approval. The motion was made by Mr. Pressler to approve the site plan as presented before the Commission. The motion was seconded by Mr. Ramm, and the Commission voted unanimously to approve the motion.

C. Any new business that may be accepted by the Planning Commission. None presented

IV. Old Business

A. Administrative Reports: Discussion of Zoning Ordinance Amendment-Telecommunication Towers.

Mr. Mullins told the Commission that staff is currently revising ordinances as a whole, and that many are out of date. Specifically, the current ordinance for Telecommunication Towers requires amending. Staff gave copies to the Commission of the following provisions that were provided as a model for discussion in order to better regulate telecommunication towers in the City of Dyersburg. Staff addressed a variety of questions and noted any changes as requested by the Commission members and other staff. Staff will prepare a final revision of this ordinance with any requested changes, and publish via email for final Commission review. Upon approval, the ordinance revision will be presented for notice of public hearing, with final number identification and presented before the Dyersburg Board of Alderman for approval. Mayor Holden made a motion to approve the ordinance revision with a second by Mr. Newbill. The motion passed by full vote.

V. Other Business: Staff stated their intention to implement a document and planning information cut-off day to be due Tuesday prior to the regularly scheduled Planning Commission Meeting held on the second Thursday of each month.

The meeting adjourned at 10:26 a.m.

John Pressler, Secretary

Robert C. Jones, City Recorder