

COOPERTOWN PLANNING COMMISSION

MEETING MINUTES

November 21, 2006

I. Call to Order

Chairman Rettaliata called the meeting to order at 7:02 p.m. on November 21, 2006 in the City Hall located at 2525 Burgess Gower Road.

II. Roll Call

Chairman Rettaliata conducted a roll call. The following Planning Commission members were present:

Brian Rettaliata, Chairman
Robert Dale Anderson, Member
Richard Crutcher, Member
Ed Niec, City Recorder, representing Mayor Crosby
Ron Cooper, Representative, Tennessee Department of Economic and
Community Development
Bo Logan, Representative, Tennessee Department of Economic and
Community Development

Absent: Danny Crosby, Mayor
Peggy Ruth, Alderman

III. New Business

A. Approval of Minutes from the prior meeting:

Chairman Rettaliata asked for comments and/or corrections to the Minutes from the Planning Commission Meeting held on October 17, 2006. On a motion by Mr. Niec and seconded by Mr. Crutcher the minutes were unanimously accepted as presented.

B. Review/approval of final draft of revised Subdivision Regulations:

On a motion by Mr. Anderson and seconded by Mr. Niec the proposed Subdivision Regulation were unanimously approved and scheduled for a

public hearing at during the January 16, 2007 Planning Commission meeting.

C. Review/approval of final draft of Coopertown Zoning Ordinance

A discussion was held as to whether the minimum lot dimensions provided for under the proposed zoning ordinance in the RC zoning classification would result in subdivisions with undesirable density. Mr. Cooper pointed out that currently Coopertown has no property zoned as RC and that any proposal to do so would require the approval of both the Planning Commission as well as the Board of Mayor and Aldermen. After which the development plans would then require the approval of the Planning Commission. Thereby providing three opportunities for the city to work with a developer to prevent a subdivision with undesirable density.

On a motion by Mr. Niec and seconded by Mr. Crutcher the proposed revised Zoning Ordinance was approved for presentation to the Mayor and Board of Aldermen with a recommendation for adoption.

D. Revised December meeting date

Chairman Rettaliata advised that the date of the December Planning Commission meeting has been changed to Monday December 18, 2006 due to a Christmas holiday scheduling conflict with the December Mayor and Board of Aldermen meeting.

IV. Old Business

Hunter Green Subdivision

Chairman Rettaliata and Mr. Niec updated the Planning Commission members on the ongoing water control activities at the subdivision. A discussion was held as to the impact of further development within the subdivision. Chairman Rettaliata advised that any construction within a new phase of the subdivision would be subject to the approval of the Planning Commission after a thorough review of the developer's plans which would include retaining an appropriate external consultant to advise as to the adequacy of the water control provisions.

V. Discussion

There was no additional discussion.

VI. Adjournment

On a motion by Mr. Niec and seconded by Mr. Anderson the meeting was adjourned at 7:59 p.m.

Minutes submitted by: _____
Brian M. Rettaliata, Chairman

Minutes approved by: _____
Brian M. Rettaliata, Chairman

ATTEST: _____
Edmund A. Niec, City Recorder