

COOPERTOWN PLANNING COMMISSION

MEETING MINUTES

OCTOBER 18, 2005

I. Call to Order:

Edmund A. Niec, Chairman of the Planning Commission called to order the regular meeting of the Coopertown Planning Commission at 6:50 p.m. on October 18, 2005 in the city hall located at 2525 Burgess Gower Road.

II. Roll Call:

Edmund A. Niec, Chairman conducted a roll call. The following members were present:

Danny Crosby, Mayor
Peggy Ruth, Alderman
Edmund A. Niec, Chairman
Donnie Gill, Alderman
Ron Cooper, Community Planner

Absent:

Tony Neal, Committee Member
John West, Committee Member
Ronnie Osborne, Committee Member
Darrell Boggs, Committee Member

III. Chairman Niec stated that no motion was needed to waive the reading of the minutes of the September 20, 2005 regular meeting. He stated a change had to be made to the minutes so that they would be presented at the next meeting.

IV. Old Business:

Adoption of the Coopertown Community Facilities Plan – Revisions to the plan were supplied by Mr. Ron Cooper. Mr. Cooper stated the only changes were to pages 5 and 6, updating the number of police vehicles. Alderman Ruth noted a discrepancy with regard to the number of full time officers; page 5 listed 9 officers and page 6 listed four. Mr. Cooper will correct the number of officers and supply a new copy.

Mr. Cooper inquired if Coopertown has a web site and was told it does. He suggests putting the zoning regulations on the website so people can refer to them when preparing applications. Mr. Niec stated that he has been working on a new section for the website advising citizens where to go and who to contact with various questions. Mr. Cooper suggested checking the Sumner County website. He stated that they have aerial photos, zoning regulations, etc.

Mr. Cooper asked if Coopertown is considering conducting a special census to gain additional revenue. Mayor Crosby advised it is under consideration for January or February 2006. Mr. Cooper advised that the Tennessee Code has changed regarding the census. He suggested planning carefully and spacing the special census out so we do not use all our opportunities then have citizens move in and not be able to count them.

Mrs. Ethel Spiller advised that three special census were allowed during the first period, then two. Mayor Crosby advised that Gary Jaeckel of MTAS says we can conduct a special census soon.

Mr. Cooper advised that federal census results are usually not available for about two years after, for example, the 2010 census results will not be official until about 2012.

Mayor Crosby made a motion to approve Mr. Tim Williams' request for an amendment to his plat to reduce drainage easements/septic requirements on his lot in Autumn Hills. Mr. Williams had come before the Coopertown Board of Zoning Appeals on Oct. 18 just prior to the Planning Commission meeting. He explained that the drainage easement needed to be removed so that an appropriate septic system can be built on his lot. Motion seconded by Alderman Gill. Motion passed unanimously.

Mayor Crosby announced that he has met with Mr. Dwight Pennington, developer of Oak Pointe subdivision on Oct. 18. Mr. Pennington is in the process of buying the farm that is toward the Henry Gower end of Oak Pointe. Mr. Pennington is proposing three sections: 1) a gated community; 2) single family housing similar to existing homes; and 3) cluster homes by Henry Gower and York Road.

Mr. Cooper responded to a question regarding the definition of cluster homes. He advised that the homes have smaller lots in order to offer more open space to the community. Mr. Cooper also advised the Planning Commission on various forms of real estate ownership; fee simple, condominium and co-op.

Chairman Niec adjourned the meeting at 8:25 p.m.

Minutes submitted by: Peggy Ruth, Alderman

Minutes approved by: Edmund A. Niec, Chairman

ATTEST: Edmund A. Niec, City Recorder