

**Minutes of the
Eagleville Planning Commission
Eagleville City Hall, Eagleville, TN
Monday, July 12, 2021 – 6:30pm**

COMMISSION MEMBERS

Chairman Nick Duke	A	Commissioner Darren Shanks	P
Commissioner Greg Fox	P	Commissioner Derrick Lynch	P
Councilman Chris Hendrix	P		

STAFF

Hellyn Riggins, City Manager	P
Vance Lipsey, City Clerk	P

GUESTS

John Gordon (Engineer for Shane Fogel)

CALL TO ORDER

The meeting was called to order at 6:37 p.m. by Councilman Chris Hendrix.

ROLL CALL

Roll was called by City Clerk, Vance Lipsey, with a quorum present.

APPROVAL OF MINUTES/Other Business

Approve/Deny the Nomination for Secretary of the Planning Commission

Motion to Table until Next Meeting: Greg Fox
Seconded by: Derrick Lynch
Motion passed: 4-0

Readopt May 3, 2021 Regular Planning Commission Meeting

Motion for approval: Greg Fox
Seconded by: Darren Shanks
Motion passed: 4-0

June 7, 2021 Regular Planning Commission Meeting

Motion for approval: Greg Fox
Seconded by: Chris Hendrix
Motion passed: 4-0

June 28, 2021 Special Planning Commission Meeting

Motion for approval: Greg Fox
Seconded by: Chris Hendrix
Motion passed: 4-0

OLD BUSINESS

((Continued from June 7th Meeting) Approve or Deny Revised Site Plan of 1005 S. Main Street, Eagleville Grocery

City Manager Hellyn Riggins stated she had received the plans for this proposal on the day of the meeting and that the plans received were not up to par. She stated that she recommends that the Commission continues the revised site plan, and have the Eagleville Grocery team meet with her and discuss what needs to be on the site plan. The commission agreed for the Grocery to further review the site plan and to meet with City Manager Hellyn Riggins to discuss what info is needed on the site plan.

Motion to continue: Derrick Lynch
Seconded by: Greg Fox
Motion passed: 4-0

((Continued from June 7th Meeting) Approve or Deny Recommendation of Design Review Board for Facade Treatments, 117 South Main Street

City Manager Hellyn Riggins stated that the plans submitted do not meet the site plan submittal requirements. The commission were in agreeance with her.

Motion to Deny: Derrick Lynch
Seconded by: Greg Fox
Motion passed: 4-0

((Continued from June 7th Meeting) Approve or Deny Site Plan Application of Shelia Horvath with Heavenly Treats 4 U, 117 South Main Street

City Manager Hellyn Riggins stated that the application fee was not submitted and the plans do not meet site plan requirements. The Commission agreed with the statement.

Motion to Deny:	Greg Fox
Seconded by:	Derrick Lynch
Motion passed:	4-0

((Continued from June 7th Meeting) Approve or Deny Site Plan Application (Grading Only) of Shane Fogel, Map 144 Parcel 144H A 01800

City Manager Hellyn Riggins introduced the Engineer for the Site Plan, John Gordon. After the last meeting Mr. Gordon researched and studied more about the flood issues. There were many concerns from the Commission about the flooding local roads and on the sides of the roads in the previous meeting. Mr. Gordon revised the plans from having a 100 year to a 10 year after his further research. He stated that he used FEMA calculations to help with the plan. However the Commission was concerned about the grading and how it will affect the area below this grading. Commission believed that it could possibly worsen flooding in the area. Mr. Gordon stated that they plan on using a retention pond to help control damage. Commissioner Greg Fox stated that they need a retention and a detention pond which per the plan that is drawn up as of now does not have the space to do so. Mr. Gordon believes that a way to remedy this problem is to have the buildings closer to the street and perhaps smaller as well to be able to give the space for retention and detention ponds. Discussion was had about perhaps only grading where the buildings will be instead of the entire property. However, Mr. Gordon stated that his client would like to grade the entire property. Mr. Gordon asked the commission to continue discussion of the site plan until the next meeting.

Motion to Continue:	Greg Fox
Seconded by:	Darren Shanks
Motion passed:	4-0

NEW BUSINESS

a. CPA Building

Commissioner Fox asked City Manager Hellyn Riggins about the status of 138 Allisona Rd. She stated that she would get an update from the owner.

b. Site Improvement on Sidewalks

This issue was brought up by Commissioner Greg Fox, stated that he would like to see businesses take ownership of the sidewalks on their property and that when businesses are doing site improvement that should include the sidewalks as well. Stated that he has seen other Cities like Brentwood and Murfreesboro do this and would like Eagleville to do so as well. More research will be done on this issue.

CITY MANAGER COMMENTS

City Manager Hellyn Riggins, stated that she is working on zoning violations and citations forms to send out to businesses and homes that are deemed to be in violation. Stated that with the hiring of the new City Clerk Vance Lipsey, that she hopes to be able to monitor more closely.

ADJOURNMENT

Motion to Adjourn:	Councilman Chris Hendrix
Seconded by:	Greg Fox
Motion passed:	4-0

Meeting adjourned at 7:45 p.m.

Approval by:

Chairman Nick Duke

Vance Lipsey, City Clerk

Date minutes were approved: _____