Hollie Berry
Mayor

Martin Granum
City Manager

MUNICIPAL PLANNING COMMISSION

MINUTES
December 16, 2021
6:00 p.m.
Red Bank Courtroom

I. CALL TO ORDER

Commissioner Browder called the meeting to order at 6:04 PM.

II. ROLL CALL

Commissioner Browder called the roll. Commissioners Browder, Millard, Smith, and Skonberg were in attendance. Commissioners Luther were absent. The Commission's two planning advisors from the Southeast Tennessee Development District (Ashley Gates and Annya Shalun) and Mayor Hollie Berry were also present. Additional attendees are listed on the sign-in sheet.

III. INVOCATION

Commissioner Millard gave the invocation.

IV. PLEDGE OF ALLEGIANCE

Commissioner Browder said the Pledge of Allegiance.

V. CONSIDERATION OF THE MINUTES

A. November 18th, 2021 Meeting Minutes

Commissioner Browder had a few grammatical corrections to the minutes. Commissioner Smith motioned to approve the minutes with changes. Commissioner Millard seconded the motion. The motion passed.

VI. NEW BUSINESS

1. **Final Plat for Hartman Hills Subdivision, Phase 2, located at 5005 Dayton Boulevard**

Both Phase 2 and 3 were discussed simultaneously. Staff informed the Commissioners that review is required from both the Planning Commission and the County. Both final plat are awaiting approval from WWTA and Hamilton County GIS. Phase 1 has previously been approved. The current plat shows 10 townhomes, which has been reduced from 13 townhomes. The main difference between the preliminary and final plat. The developer Geoff Smith approached the Commissioners. He informed the Commissioners that they have checked with all adjourning properties and will plan evergreen landscape screening as well as pressure wash all the homes on

adjourning properties. The first homes in Phase 1 will be built in March/April. The Mayor asked about fencing and the developer responded that fencing surrounding townhomes will be a wooden privacy fence.

Commissioner Skonberg motioned to approve the final plat of the Hartman Hills Subdivision, Phase 2, subject to approval by the WWTA and Hamilton County GIS. Commissioner Smith seconded the motion. The motion passed unanimously.

2. **Final Plat for Hartman Hills Subdivision, Phase 3, located at 5005 Dayton Boulevard**

Commissioner Browder motioned to approve the final plat of the Hartman Hills Subdivision, Phase 3, subject to approval by the WWTA and Hamilton County GIS. Commissioner Millard seconded the motion. The motion passed unanimously.

3. **Entry Permit and license agreement for White Oak Connector Trail to Stringers Ridge Park**

City Manager Martin approached the Commissioners to explain that the City is partnering with the Trust of Public Land to construct the White Oak Connector Trail to Stringers Ridge Park. The trail does already exist; however, there needs to be an official process to put a deal together with the City to obtain easements. Before the official development of the trail, the City Manager needs to obtain permission from the Planning Commission to develop the trail further. The Trust of Public Land requires a mandatory referral or "blessing" so the Board of City Commissioners can pursue next steps.

Commissioner Skonberg motioned to recommend to City Commission to purse entry permit and license agreement for the White Oak Connector Trail. Commissioner Millard seconded the motion. The motion passed unanimously.

VII. UNFINISHED BUSINESS

1. City-owned property discussion

i. **Ashmore Ave:** Staff recommended that this property is not able to be developed or sold as it is part of the Ashmore Avenue right-of-way. No further action was recommended.

ii. **Oakland Terrace**: Commissioner Browder requested that Greg Tate look into his records regarding the joint ownership of the property as well as the history of the cemetery. Red Bank currently maintains the property, but it was closed from future burials. There is a shared property line with the recent car wash location. There is potential to put an easement/historical marker to provide access to the cemetery. Greg Tate said he will check if a sign could be placed. Ashley Gates said she will check with SETD's historic planner if she could advise how to research the history and if any markers would be appropriate. No motion was made.

iii. **614 Hudson Road**: Staff explained that the deed of the property is for White Oak and once served as the wastewater treatment facility. It is now within Chattanooga City Limits. Greg Tate stated that the lease has expired, and the current lessee wants to renew. No motion was made.

iv. **309 W Midvale Ave:** Commissioner Browder requested that staff planners look into the automatic sale of the property put on by the County and when it would take place. The City of Red Bank would have to hold onto the property if the City didn't want to sell it. She also requested that there is additional research from Public Works regarding drainage potential.

v. **E Daytona Dr:** Commissioner Browder requested that staff planners look into the automatic sale of the property put on by the County and when it would take place.

vi. **322 & 421 Dawn Circle:** It was decided that there is no recommended action for the City. The land could be potentially bought by a developer so it is recommended by the City Manager to let the County process play out and sell the properties. Commissioner Browder also requested that the staff planner ask the County when this is scheduled to come up in their sale.

Staff will put together a packet of properties with any potential action items that will be reviewed again by the Planning Commission.

VIII. OTHER BUSINESS

No other business was presented. Commissioner Millard motioned to adjourn. Commissioner Smith seconded the motion. The meeting was adjourned at 7:18 PM.

The next meeting will be held on January 20th, 2022.

_____

Chairman