



John Roberts
Mayor

MUNICIPAL PLANNING COMMISSION

Randall G. Smith
City Manager

MINUTES
May 17, 2018
6:00 p.m.
Red Bank Community Center

I. CALL TO ORDER

Commissioner Hafley called the meeting to order at 6:00 pm.

II. ROLL CALL

Commissioner Browder called the roll. Commissioners Hafley, Smith, Browder and Baker were in attendance. The Commission's planning advisor from the Southeast Tennessee Development District was also present. Additional attendees are included on the sign-in sheet and in the below minutes.

III. INVOCATION

Commissioner Baker gave the invocation.

IV. PLEDGE OF ALLEGIANCE

Commissioner Hafley led the pledge of allegiance.

V. CONSIDERATION OF THE MINUTES

A. April 15th, 2018 Meeting Minutes

A revised copy of the meeting minutes was distributed by staff with edits identified from the working meeting.

Motion by Commissioner Browder to approve the April minutes as revised. Second by Commissioner Baker. The motion passed unanimously.

VI. NEW BUSINESS

A. Midvale Highlands Revised PUD Plan and Subdivision Plat

Staff gave an overview of the revised Midvale Highlands PUD and revised final plat.

The applicant, Chris Anderson of Greentech Homes, gave an overview of the Revised PUD and the addition of a 15' strip of land to be added to the rear of lots 2 through 17.

Commissioner Browder mentioned that the original PUD agreement had limited future expansion of the PUD. Rocky Chambers with Chattanooga Engineering Group explained that the revised PUD would not result in an increase in lot density or an increase in the number of lots in the PUD.

Staff clarified for the applicant that this was the final meeting for approval of the PUD. The applicant asked for a copy of the approved minutes of this meeting. Staff agreed to provide the applicant with the approved minutes of the May Planning Commission meeting.

Commissioner Baker recused himself from voting on the approval of the PUD due to his involvement in the sale of the land to be incorporated into the Midvale Highlands PUD.

Motion by Commissioner Smith to approve the revised Midvale Highlands PUD and the revised Midvale Highlands final plat. Second by Commissioner Browder. Commissioners Smith, Hafley and Browder voted in favor of the motion. Motion passed.

B. Zoning Ordinance Amendment to Outdoor Storage Regulations

Staff gave an overview of the proposed amendment and noted that the amendment was intended to restrict the outdoor display and storage in C-1, not C-2 as shown in the draft amendment. The C-3 district was intended to remain in the amendment. Staff told the Planning Commission that an updated version of the amendment had not yet been received from the City.

Commissioner Browder asked why outdoor storage would be permitted in C-2 or C-3. Commissioner Browder stated that revisions to the C-3 district may be premature given pending amendments to this zoning district.

Chairman Hafley asked if the amendment should be deferred pending additional information from the City and an updated copy of the amendment. The other Planning Commission members agreed with this suggestion.

Motion by Commissioner Hafley to table the outdoor retail and storage amendment pending additional input from City staff and the receipt of an updated copy of the amendment. Second by Commissioner Smith. The motion passed unanimously.

C. City Code Amendment to Red Bank Sign Ordinance

Staff gave an overview of the draft Sign Ordinance, but noted that additional information on the intent of certain sections would require additional input from the City Manager, who was not in attendance at the regular meeting.

Commissioner Browder expressed a need for more information on the intent and background of code amendments submitted to the Planning Commission.

Chairman Hafley asked if it was the consensus of the Planning commission that pole signs should be prohibited. The other planning commissioners agreed.

Commissioner Smith stated that the sponsorship banners at the pool and other sports facilities had little to no impact on the aesthetics of Red Bank, especially given their location. Commissioner Smith suggested that the draft Sign Ordinance be revised to create an exception for sponsorship banners at sports facilities.

Chairman Hafley agreed with Commissioner Smith that sports facilities sponsorship signs should be exempted from requirements related to the direction that signage is displayed. Commissioner Browder also felt that there should be an exemption for sponsorship signs at local sports facilities like the community pool and the ball fields.

Chairman Hafley believed that the draft Sign Ordinance could be more succinct in several areas, but that more information was needed from the City Manager to adequately evaluate specific sections of the draft sign ordinance.

Motion by Chairman Hafley to table the Sign Ordinance amendment for the June meeting of the Planning Commission. Second by Commissioner Smith. Motion passed unanimously.

D. Discussion of Zoning Ordinance Amendments and Table of Uses

Motion by Commissioner Hafley to table the discussion of Zoning Ordinance edits for the June meeting of the Planning Commission. Second by Commissioner Smith. Motion passed unanimously.

VI. UNFINISHED BUSINESS

IX. ADJOURNMENT

Commissioner Baker moved to adjourn; second by Commissioner Smith. Adjourned at 7:22 PM.

Chairman