

Minutes of the Meeting
Dyersburg Planning Commission
July 10, 2008

The Dyersburg Municipal-Regional Planning Commission met in regular session in the municipal courtroom at 10 a.m. July 10, 2008.

Members present: all except Paul Newbill, Michael Parr and Mayor John Holden

Others present: Chris Rimel, Carmen Cupples, Brad Davis, Kim Morgan and Gleyn Twilla.

Chairman Eddie Burks presided over the meeting. The minutes of the June 12, 2008 meeting were approved on a motion by Commissioners Pressler and Dement.

Spec Industrial Building – 2630 Fort Hudson Road

A site plan for a 100,000 square foot industrial building to be built at 2630 Fort Hudson Road by the Dyer County Industrial Bond Board was presented for site plan review. The building is part of the Dyersburg-Dyer County industrial recruitment effort.

State Planner Kim Morgan questioned how the proposed detention pond was to be maintained. She asked that easements to the creek and detention pond be recorded on the site plan.

City Planner Gleyn Twilla requested approval contingent on final engineering details being worked out with City Engineer Brad Davis. The City will be responsible for assuring that all minimum standards are met.

The site plan was approved on a motion by Commissioners Dudley and Dement.

Flood Hazard Ordinance

Ms Morgan reviewed the proposed text of the flood hazard ordinances and the FEMA flood maps for the City of Dyersburg and the Regional Zone. To maintain participation in the Flood Insurance Program, the City must adopt the new ordinance and FEMA maps by October 16, 2008.

The new FEMA maps are more detailed. Contours are on 2 foot intervals instead of 10-20 foot intervals. Street alignments and names are more accurate.

On a motion by Commissioners Pressler and Ramm, the City Flood Hazard Ordinance and Maps were recommended to the City Board for adoption and the regional resolution was sent to the County Commission.

Sign Ordinance

Mr. Twilla reported that a multitude of complaints about one digital display sign led to an evaluation of how the eight local digital signs are functioning. Letters were sent to all sign operators asking them to comply with the prohibition against flashing and simulation of motion. There had been varying levels of compliance with the request.

Mr. Twilla stated that several local businesses were still asking for permits to erect off premise signs. Chairman Burks revisited discussion at earlier meetings that raised the issue of creating a “City” installed type of information sign like those used on state and interstate highways. Chairman Burks asked for volunteers to serve on a sign committee to develop a new sign ordinance that addresses current technology and styles of signs.

Engineering

City Engineer Brad Davis explained that he is concerned about the following:

- * Developing a model and a policy that addresses the impacts of fill and building in the designated FEMA flood hazard zones;
- * Adequate review time for submittals to the Planning Commission so that true impacts can be determined;
- * Checklist to be available to professionals and the general public to serve as a guide to effective planning and development;
- * Up front planning and preparation to avoid costly changes in the field instead on paper.

Chairman Burks asked that a “cost benefit analysis” be considered anytime a policy change is being proposed.

The meeting adjourned at 11:16 a.m.

Glyn T. Twilla
Director Development Services

John T. Pressler, Secretary