

MINUTES OF THE MEETING
DYERSBURG PLANNING COMMISSION
JULY 8, 2004
10:00 A.M.

The Dyersburg Municipal – Regional Planning Commission met in regular session on Thursday, July 8, 2004 in the Courtroom of the Municipal Building at 10:00 A.M.

Members Present: All members present except Burks, Hastings and Parr.

Staff Present: Andre Temple and Gleyn Twilla

Chairman O'Brien called the meeting to order. Minutes of the previous meeting were approved as submitted.

MINOR PLAT – BEN RAGAN – PARR AVENUE

Mr. Mickey McClure presented a minor plat for Ragan property on the eastside of Parr Avenue north of the Bypass in the 2400 block. Lot 2 is 3.00 acres and has a drainage and utility easement to the northeast.

The minor plat was approved on a motion by Mayor Revell and Commissioner Pressler.

REZONING R-3 TO B-2 – EVERETT AVENUE

Mr. Kevin Krueger requested the rezoning of a 0.69 acre lot on the west side of Everett Avenue between the old V.F.W. building and the Farm Bureau. Adjoining properties have commercial usage and the lot to the south facing Court Street – East is zoned B-2.

The rezoning from R-3 to B-2 was recommended to the City Board on a motion by Commissioners Dudley and Pressler.

CLOSE/ABANDON PORTION OLD BOGOTA ROAD

Milton and Carol Koffman requested that a portion of Old Bogota Road be abandoned. The segment is a large drainage ditch with large trees. The road segment lies to the west of the Koffman property and Lake Road Church of Christ at 2203 and 2227 Lake Road.

The closing was recommended to the City Board on a motion by Commissioners Pressler and Dudley.

SITE PLAN – ADVANTAGE AUTO PARTS – 2445 LAKE ROAD

Mr. Ken Powers of Commercial Realty Services (Nashville) presented a site plan that met all minimum standards. The proposed building is 6889 square feet.

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

PLANNING COMMISSION BYLAWS

City Planner Gleyn Twilla presented a proposal for bylaws to be adopted by the Planning Commission. During a lengthily discussion Commissioners questioned:

- the proposed attendance policy
- the need for an alternate signatory authority for plat approval

The proposal will be revised and resubmitted for the Commission's review.

REGIONAL ZONING RESOLUTION ADOPTED MARCH 8, 2004

State Planner Andre Temple presented the Commissioners with copies of the Regional Zoning Resolution. He explained the process of adoption, recordation and maintenance of the document.

There being no further business the meeting adjourned at 10:52 A.M.

Gleyn T. Twilla
Director Development Service

John T. Pressler, Secretary