

**Minutes for the Meeting of the
City of Dyersburg Municipal-Regional Planning Commission
July 12, 2012
10:00 am
Municipal Courtroom**

Commission Members Present: Mayor John Holden, Alderman Bart Williams, Sherry Guthrie, Brian Ramm, Tony Dement, and John Pressler.

Staff and Others Present: Carmen Cupples, IT Manager, Kim Morgan, Planner/Consultant, Nelson/Thornton, P.C., Scott Ball, City Engineering Inspector/Storm Water Manager, Justin Avent, City engineer, Tanya Sierra, State Gazette Reporter, Thomas Mullins, Codes Enforcement Office, Kathy Bengochea, L.D. Reeves and Associates, and Michelle Armstrong, Real Estate Manager, Cracker Barrel.

Mayor Holden opened the meeting declaring that a quorum was present and called the meeting to order. Mayor Holden called for a motion to approve the minutes of the May 10, 2012 Commission meeting. The motion was made by Alderman Bart Williams, with a second by Commissioner Tony Dement. The motion passed and the minutes were approved.

Mayor Holden called for any old business. No old business was presented.

I. New Business

A. Discussion of Site Plan for proposed Cracker Barrel Restaurant.

The proposed site plan for a new Cracker Barrel Restaurant was submitted before the Commission. Ms. Morgan and Mr. Advent each provided their reviews of the plan. All comments were minor in nature, and the staff recommended approval contingent upon minor site plan corrections and engineering approvals. The Commissioners had only a few minor questions and comments. Ms. Kathy Bengochea, L.D. Reeves and Associates, thanked the Commission for the opportunity for their presentation.

Having heard all discussion, Mayor Holden asked for a motion on the proposed site plan presented. A motion was made by Commissioner Sherrie Guthrie to approve the plan as presented before the Commission, with second by Commissioner Brian Ramm. The motion passed by full Commission vote.

II. Old Business: None presented.

III. Other Business/Reports:

A. Administrative Reports. Mr. Mullins expressed his concerns regarding portable food concessions that have become significantly regular in conducting business in the City. He noted their various locations, and stated he is unable to provide permission for their business. He has advised them that they conduct business at their own risk. Mr. Mullins

noted the City has no specific ordinances, guidelines, rules, or regulations concerning this matter, and he proposed to provide the Commission with recommendations in the near future.

B. Any other business that may be accepted for discussion by the Planning Commission.

Ms. Kim Morgan distributed information regarding Advisory Reports and Mandatory Referrals authority granted to the Commission based upon Section 13-4-103, and Section 13-104 of the TCA.

Ms. Morgan announced her resignation from her planning position with Nelson/Thornton, P.C., and the planning consulting services provide to the Planning Commission. Her announcement comes as a result of her family's eminent move to the State of Florida.

With no further business presented the meeting adjourned at 10:17 a.m.

John Pressler, Secretary

Robert C. Jones, City Recorder