

**Minutes for the Meeting of the
City of Dyersburg Municipal-Regional Planning Commission
March 12, 2015
10:00 am
Municipal Courtroom**

Commission Members Present: Mayor John Holden, Eddie Burks, Tony Dement, Alderwoman Carolyn Norman, Brian Ramm, Sherry Guthrie, John Pressler.

Staff and Others Present: Carmen Cupples, IT Manager, Will Radford, Planner/Consultant, Nelson Community Development Group, Justin Avent, City Engineer, Thomas Mullins, Codes Enforcement Office, Matt Irving, Director, Operations, Arkansas Electric Cooperative Corporation.

Chairman Burks declared that a quorum was present and called the meeting to order. Chairman Burks called for a motion to approve the minutes of the February 12, 2015 Commission meeting. The motion was made by Commissioner Brian Ramm, with second by Commissioner Tony Dement. The motion passed and the minutes were approved.

Chairman Burks called for any old business. No old business was presented.

I. New Business

A. David Quick Minor Subdivision.

Background

A minor subdivision plat has been submitted on behalf of David Quick. The purpose of the plat is to re-subdivide three lots. The properties are located near 222 Highway 210/Old Highway 51 S. The properties can be further identified as Parcels 51, 52, and 52.01 on Dyer County Tax Map 0123. The properties are zoned FAR in Dyersburg's Planning Region. The property does not appear to be in a federally identified flood hazard area.

Analysis

Lot 52.01 was less than the minimum required lot size before this plat. The new size of the lot complies with the minimum 1 acre requirement. All lots comply with the minimum lot size and setback requirements of the FAR district.

All lots have existing septic systems in place according to the plat.

Recommendation

Staff recommended approval of the Plat. With no further discussion, Chairman Burks entertained a motion on the request. Commissioner Sherry Guthrie moved to approve the request

as presented before the Commission. The motion was seconded by Commissioner Brian Ramm. The motion passed by full Commission vote.

B. Text Amendment to the Municipal Zoning Ordinance creating provisions for Solar Farms and Accessory Solar Collection Systems.

Background/Analysis

Staff will present an amendment to the text of the Dyersburg Municipal Zoning Ordinance that will create regulations allowing for Solar Farms and Accessory Solar Collection systems. This amendment will create two new definitions that will be added to the definitions section of the Ordinance. This amendment allows for Solar Farms and Accessory Collection Systems as uses permitted in the M-1, M-2, and M-3 district and requires site plan review by the Planning Commission.

Recommendation

Staff recommended the Planning Commission send a positive recommendation on this Ordinance to the Dyersburg Board of Mayor and Aldermen.

After significant discussion and a presentation by Mr. Matt Erving, Chairman Burks entertained a motion on the request. Commissioner Carolyn Norman moved to approve the request as presented before the Commission. The motion was seconded by Commissioner Brian Ramm. The motion passed by full Commission vote.

**B. Any other new business that may be accepted by the Planning Commission.
None presented.**

IV. Old Business:

A. Any old business that may be accepted for discussion by the Planning Commission.
None presented.

V. Other Business/Reports:

A. Administrative Reports.

B. Any other business that may be accepted for discussion by the Planning Commission.
The Commission heard statements regarding the final demolition and removal timeframe for the former Best Western Hotel building.

VI. The meeting adjourned at 10:50 a.m.

Tony Dement, Secretary

Robert C. Jones, Recorder