

Dyersburg Planning Commission

June 11, 2009

The Dyersburg Municipal-Regional Planning Commission met in regular session on Thursday, June 11, 2009 in the municipal courtroom at 10 a.m.

Members Present: All except Alderman Freeman Dudley

Staff Present: Kim Morgan, Brad Davis, Carmen Cupples and Gleya Twilla

Chairman Eddie Burks presided. The minutes of the May 14, 2009 meeting were approved on a motion by Commissioners Newbill and Ramm.

Alley Closing - Sugg Avenue

City Planner Gleya Twilla presented a request to close a ten-foot wide alley running from Tucker Street to Doyle Street and being the rear boundary of lots on the east side of Sugg Avenue. The alley serves no public use, has no utilities present and is overgrown.

The closing of the alley was recommended to the City Board on a motion by Mayor Holden and Commissioner Dement.

Subdivision Plat - Preliminary - Radio Plaza

Engineer Rusty Norville presented a preliminary plat for the 3 lot subdivision Radio Plaza located on the south side of Radio Road. The 6.31 acre site will require extension of water, sewer and gas lines. Lot 2 with 1.87 acres is to be the location of a motel. He stated that after meeting with staff, the plat and construction plans meet all of the City's minimum standards.

State Planner Kim Morgan stated that all of her concerns were addressed during the June 9 meeting with Mr. Norville.

City Engineer Brad Davis stated that the depth of the gravity flow sewer at 12 or 16 feet is being discussed. The additional depth would allow service to lots further west than that served by the 12 foot depth. One issue is the additional cost of the deeper sewer line.

Chairman Burks stated that construction costs are not the Commission's business. The Commission is to look to the future and plan so that minimal costs today save major taxpayer expense in the future.

The preliminary plat for Radio Plaza Subdivision was approved on a motion by Commissioners Pressler and Guthrie.

Annual Performance Report - Program Design 2009-2010

Ms Morgan reviewed the 2008-2009 Commission Performance Report and proposed the Program Design for 2009-2010. The Report and the Program Design were both approved on a motion by Commissioners Newbill and Haymon.

Reports

Mr. Davis stated that prior site plan approvals (Church of God on Community Park Road and Sartin Auto Sales - St John) are both progressing with construction plans approved.

Ms. Morgan explained the option to opt out of required training for the Commission. Chairman Burks stressed the importance of training whether mandatory or not. Mayor Holden asked for a report on how this would impact 3-Star status.

The meeting adjourned at 10:31

Gleyn T. Twilla

Director Development Services

John T. Pressler, Secretary