

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

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

Staff and Others Present: Carmen Cupples, IT Manager, Kim Morgan, Planner/Consultant, Nelson/Thornton, P.C., Scott Ball, City Engineering Inspector/Storm Water Manager, Tanya Sierra, State Gazette Reporter, Thomas Mullins, Codes Enforcement Office, Bridgette Moss, McDonald's Real Estate Construction Manager, Craig Barron, Barron Surveying and Mapping.

Chairman Burks opened the meeting declaring that a quorum was present and called the meeting to order. Chairman Burks called for a motion to approve the minutes of the March 1, 2012 Commission meeting. The motion was made by Alderman Bart Williams, with a second by Commissioner Paul Newbill. The motion passed and the minutes were approved.

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

I. New Business

A. DISCUSSION OF FORD FARMS SUBDIVISION PLAT.

Mr. Craig Barron provided information discussing the plat proposing the division of a 0.66 acre tract, Lot 1, from Parcel 06.00, Dyer County Tax Map 89, located on Frank Maynard Blvd. The property does not lie within the designated flood hazard area. The parcel appears to meet the minimum lot standards of the PB district. Mr. Barron stated the developer would provide a \$10,000.00 security check to guarantee utility placement.

The plat indicates proposed gas and water lines to be located in the ROW of Frank Maynard Blvd. An easement for the overhead power and sewer line should be noted on the plat. All other subdivision regulation requirements have been met.

Staff recommended approval upon acceptance of surety for the installation of utilities, notation of necessary easements, signatures and professional stamp.

Having heard all discussion, Chairman Burks asked for a motion on the proposed plat presented. A motion was made by Commissioner Bart Williams to approve the plan as presented before the Commission, with second by Commissioner Paul Newbill. The motion passed by full Commission vote.

B. DISCUSSION OF FORD FARMS SUBDIVISION-CASHMASTER'S SITE PLAN.

Mr. Craig Barron provided information discussing a proposed site plan submitted on behalf of Cashmaster's for Lot 1 of the Ford Farms Subdivision on Frank Maynard Blvd. The site plan proposes a 2,400 sq. ft. building, asphalt parking lot, 10 parking spaces, and sidewalk. The notes indicate commercial garbage pick-up availability in lieu of a dumpster pad. The site is accessed from Frank Maynard Blvd by two 22 ft. driveways. The proposed sewer service line is indicated on the adjacent property and will require a private easement from that property owner. An easement for the existing overhead power line should also be addressed.

Staff request verification that the proposed access design is acceptable for fire trucks and verification of ADA compliance from code enforcement.

All other site plan requirements have been addressed.
Staff recommends approval once the aforementioned concerns have been addressed.

Having heard all discussion, Chairman Burks asked for a motion on the proposed plat presented. A motion was made by Commissioner Tony Dement to approve the plan as presented before the Commission, with second by Mayor Holden. The motion passed by full Commission vote.

II. Old Business:

A. McDonald's Minor Subdivision Plat.

As a condition of site plan review, the applicant was required to provide a minor plat of the property to be developed including the proposed additional property currently under other ownership as a portion of Dyersburg Square. The applicant was also required to address the travel and drainage easement agreement that was attached to the properties. The proposed final plat is the result of negotiations on behalf of all parties involved in order to meet all applicable subdivision regulation requirements. Staff recommends approval of a professionally stamped copy of the proposed plat as presented.

Having heard all discussion, Chairman Burks asked for a motion on the proposed plat presented. A motion was made by Mayor Holden to approve the plan as presented before the Commission, with second by Commissioner Tony Dement. The motion passed by full Commission vote.

B. McDonald's Site Plan

A proposed site plan has been submitted on behalf of McDonalds for construction of a new building on the existing site located at 2496 Lake Road. The existing building will be removed and replaced with 5,230 sq. ft. building; new fencing and lighting, dual drive thru aisles and additional parking. The site design required the acquisition of additional property, significant drainage and utility improvements, reduction in required parking spaces, and relief of setback requirements. Traffic concerns that were discussed in an earlier Planning Commission meeting were addressed by McDonald's representatives stating that a loop effect similar to the Chic Fillet project was not practical for this site and that the proposed site plan should resolve the existing traffic concerns on Lake Road by providing additional on-site stacking for the dual drive thru, as well as, ingress/egress to the Dyersburg Square parking lot. Mr. Mullins further reiterated that adequate parking has been provided for this site and the Zoning Ordinances do not have provisions for offsite parking within the PB zone; therefore, the city cannot endorse offsite parking, or accept any liability for parking arrangements between the two property owners, nor should the City accept any liability for previous traffic concerns.

Staff recommended approval of a professionally stamped copy of the site plan as presented.

Having heard all discussion, Chairman Burks asked for a motion on the proposed plat presented. A motion was made by Mayor Holden to approve the plan as presented before the Commission, with second by Commissioner Tony Dement. The motion passed by majority vote, with Commissioner Bart Williams voting no on the motion.

III. Other Business/Reports:

A. Administrative Reports.

Mr. Thomas Mullins informed the Commission of the upcoming additions and new façade that will be created in new construction at the front entrance of the Dyersburg High School building.

Ms. Kim Morgan reminded the Commission of the annual 4 hour training credits required, and offered her services for training. She will provide the Commission an overview of training topics.

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

None presented. With no further business presented the meeting adjourned at 10:35a.m.

John Pressler, Secretary

Robert C. Jones, City Recorder