

**Minutes for the Meeting of the
City of Dyersburg Municipal-Regional Planning Commission
October 11, 2012
10:00 am
Municipal Courtroom**

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

Staff and Others Present: Will Radford, Planner/Consultant, Nelson/Thornton, P.C., Scott Ball, City Engineering Inspector/Storm Water Manager, Justin Avent, City Engineer, Tanya Sierra, State Gazette Reporter, and Rusty Norville, Civil Engineering Solutions.

Chairman Eddie Burks opened the meeting acknowledging a formal notice of resignation from Ms. Kim Morgan, former planner with the Commission. He gratefully noted her dedication and service to the Commission. Also, Chairman Burks acknowledged Mr. Will Radford, Planner/Consultant, Nelson/Thornton, P.C., who introduced himself and provided the Commission with a brief overview of his work history, as he now begins his planning and consultation to the Commission.

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 July 12, 2012 Commission meeting. The motion was made by Commissioner Bart Williams, with a second by Commissioner John Pressler. The motion passed and the minutes were approved.

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

I. New Business.

A. Domino's and Tenant Space Site Plan.

Mr. Norville provided copies of the proposed site plan to each of the commissioners. Mr. Radford provided the following information:

Background

A site plan has been submitted for a Domino's Pizza Restaurant with half the proposed building devoted for future tenants. The property is located in the 2500 Lake Road. The property can be further identified as Parcel 57.01 on Dyer County Tax Map 74. The property does not appear to be in a federally identified 100 year floodplain.

Analysis

The property is zoned P-B (Planned Business) District. The use is a permitted use in the district. The building appears to meet all setback requirements of the district.

The parking requirement for Eating Places is one space per 100 square feet for floor area. Staff has been advised that just half of the building would be used for the Restaurant/Eating Place. The other half is devoted to tenant space and the proposed use is unknown at this time.

Staff is comfortable only requiring 19 parking spaces for the proposed restaurant as approximately 19,000 sq. feet are devoted to the Domino's. This greatly limits what would be allowed in the other space as another eating place, or retail establishment would put the site over its required parking.

The proposed space could accommodate an office or medical facility that would require less parking. The applicant would need to have the understanding of the limitations until parking can be further addressed in the future.

Staff acknowledges that this is primarily a "drive-thru establishment", but the ordinance does not distinguish between that and a restaurant where many patrons could be seated at one time. This issue may need to be addressed by the Planning Commission in the future.

Chairman Burks requested that this issue should be reviewed by the City Codes Enforcement, City Engineering office and Mr. Radford for recommendation and discussion at the next Commission meeting.

Recommendation

The planning staff and engineering staff recommended approval of the site plan as the proposed plans appear to meet all the requirements.

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

B. Pressler – Weaver Road Minor Subdivision.

Prior to this presentation Commissioner Pressler excused himself from the Commission bench.

Mr. Radford provided a map of the proposed minor Subdivision plat and presented the following information:

Background

A three Lot Subdivision Plat has been submitted for approval by the Planning Commission. The Property is located off of Weaver Lane. The property can be further identified as Parcel 09.04 on Dyer County Tax Map 63H. The property does not appear to be in a federally identified 100 year floodplain.

Analysis

The subdivision appears to meet all requirements in the subdivision regulations and the regional zoning resolution. Utilities are not shown on the plat, but a letter has been submitted for review by the City Engineer.

Recommendation

Staff recommended approval of the subdivision provided the utility statement meets the approval of the City Engineer. Mr. Avent stated the utility requires have been met.

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

II. Old Business: None presented.

III. Other Business/Reports:

A. Administrative Reports. None presented.

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 10:15a.m.

John Pressler, Secretary

Robert C. Jones, City Recorder