

**Minutes for the Meeting of the
City of Dyersburg Municipal-Regional Planning Commission
October 10, 2013
10:00 am
Municipal Courtroom**

Commission Members Present: Mayor John Holden, Tony Dement, Shari Guthrie, Bart Williams, and Chairman Eddie Burks.

Staff and Others Present: Will Radford, Planner/Consultant, Nelson/Thornton, P.C., Justin Avent, City Engineer.

Chairman Burks declared that a quorum was present and called the meeting to order. After calling the meeting to order, Chairman Burks asked for a motion to approve the minutes from the August 8, 2013 Commission meeting. Commissioner Tony Dement moved that the Commission approve the minutes, which was followed by a second by Commissioner Bart Williams. The minutes were approved by all board members in attendance.

I. Old Business:

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

II. New Business.

A. Cupples Minor Subdivision

Staff Comments: Background: A minor 2 lot subdivision plat has been submitted for approval. The proposed subdivision is converting three parcels into two lots. The property is located near the intersection of St. John Ave/State Route 211 and Hoff Road. The properties can be further identified as Parcels 49.01, 49.02, and 51.01 on Dyer County Tax Map 73. The property does not appear to be in a federally identified floodplain.

Analysis: The plat is proposing a new 15' foot utility easement over an existing sewer main. The proposed lots appear to meet all standards of the M-1 zoning district. The plat has all necessary certificates for approval.

Staff Recommendation: Staff recommends approval of the plat.

With no further discussion Mayor Holden moved to approve the plat, with a second by Commissioner Tony Dement. The motion was approved by the Commission.

B. Xristos Sakarelos Rezoning Request: The request was withdrawn.

III. Other Business/Reports:

A. Administrative Reports: No reports.

B. Assistant Secretary: Mr. Radford stated an expressed need by the City to elect an Assistant Secretary to the Commission to further assist and expedite signature completion for approved plats and any other documents requiring representative Commission signature.

Commissioner Bart Williams motioned to nominate Commissioner Guthrie as Assistant Secretary, with a second by Commissioner tony Dement. The motion was approved by the Commission.

C. Pods/Storage Containers:

Mr. Radford stated a concern by the Codes Enforcement Office regarding the growing use of pod and storage containers being potentially used as an alternate form of building, on residential premises, thus becoming a potential violation of building standards and codes. Chairman Burks requested Staff provide further information at the next Planning Commission meeting to assist the Commission in providing the most effective and clear information to the public to avoid future misinterpretation of the usage of said items.

With no further business presented before the Planning Commission the meeting adjourned at 10:20 a.m.

John Pressler, Secretary

Robert C. Jones, Recorder