

MAURY COUNTY REGIONAL PLANNING COMMISSION
Monday October 25, 2021 at 5:30 p.m.

MINUTES

I. Call to Order

With a quorum present, Chairman, Harold Delk called the meeting to order.

The following members were in attendance: Harold Delk, Mark Cook, Mike Diaz, Peder Jensen, Sue Stephenson, Gwynne Evans, Matt Poag, Wes Bryant, Meredith Hyjek

Staff Present:

Robert Caldiraro, Director of Building & Zoning

Deborah J. Boehms, Zoning Coordinator

Mike Delvizi, Consulting Engineer

II. Approval of the Agenda: A motion was made by Peder Jensen to approve the agenda. The motion was seconded by Mike Diaz. The motion carried unanimously.

III. Approval of Minutes: A motion was made by Mark Cook to approve the minutes. The motion was seconded by Mike Diaz. The motion carried unanimously.

IV. Election of a Vice Secretary

A motion was made by Peder Jensen to nominate Wesley Bryant. The motion was seconded by Mike Diaz. Mark Cook made a motion that the nomination cease and Mr. Bryant be elected by acclamation. The motion was seconded by Matt Poag. The motion carried unanimously.

Old Business

V. Schedule Public Hearing for the November 22, 2021 Meeting regarding Amendment to the Subdivision Regulations: Addition of requirements for street address numbers to be clearly marked at the curb such that the street address number is readily visible for an emergency responder to be able to find the location during the day, night or inclement weather. A motion was made by Sue Stephenson to approve. The motion was seconded by Peder Jensen. The motion carried unanimously.

New Business

VI. Final Site Plan: GM Ultium Cells Facility

Applicant GM/Ultium Cells LLC and property owner Industrial Development Board of Maury County are requesting approval. The property is located at 100 Saturn Parkway Spring Hill, TN and is further identified as being on County Tax Map 042 and Parcel 011.00. A motion was made by Matt Poag to approve with the following approval conditions:

1. Add fire hydrants close to the building to facilitate firefighting emergency services

2. Provide a solution regarding maintenance, to include snow removal, of the proposed new roadway that is intended to become a county road given that Van Boshers Maury County Highway Superintendent spoke at this meeting stating he does not have the equipment to handle snow and/or ice removal.
3. Enhance the landscaping plan especially along the proposed relocated Donald F Ephlin Parkway in the vicinity of Richmond Rd/Freehand Ln.

The motion was seconded by Mike Diaz. The motion carried unanimously. Greg Spears and Chris Desautels were present to answer questions.

VII. Final Plat & Flag Lot Variance: Louis Alfredia Dunn Jr. (2-lots)

Applicant and property owner Louis Alfredia Dunn Jr. is requesting approval. The property is located at 1240 Red Bud Ln. Columbia, TN and is further identified as being on County Tax Map 098 and Parcel 015.09.

A motion was made by Wesley Bryant to approve. The motion was seconded by Matt Poag. The motion carried unanimously.

VIII. Final Plat: Blane Provost (2-lots)

Applicant and property owner Blane Provost is requesting approval. The property is located at 2755 Water Valley Rd. Santa Fe, TN and is further identified as being on County Tax Map 033 and Parcel 033.00. A motion was made by Mike Diaz to approve. The motion was seconded by Mark Cook. The motion carried unanimously.

IX. Preliminary Plat: Kevin Turner Subdivision (9-lots)

Applicant Ahler & Associates, LLC and property owner Labela Builders, Inc are requesting approval. The property is located off U.S. Highway 431 north of Joe Peay Rd. Spring Hill, TN and is further identified as being on County Tax Map 045 and Parcel 010.09. A motion was made by Matt Poag to approve. The motion was seconded by Mike Diaz. The motion carried unanimously. Joseph Ahler, P.E. was present to answer questions.

Regulatory Amendments

- X. Development Impacts to Existing County Roads and Required Improvements-no** documentation was submitted to the Planning Commission for action

Miscellaneous Business

XI. Letters of Credit:

XII. Reports of officers, committees and staff:

XIII. Public Comment:

XIV. Other Business:

- a) Approval of 1 hour of Continuing Education for attending a training session presented by Mike Delvizio on "TN Floodplain Management – A Quick Guide" on

September 27, 2021. Those attending were Harold Delk, Mark Cook, Mike Diaz, Peder Jensen, Matt Poag, Robert Caldiraro and Deborah Boehms.

- b) Approval of 2.5 hour of Continuing Education for attending a training session presented by Cumberland Region Tomorrow on “Riverfront Development” on September 29, 2021. Those attending were Robert Caldiraro and Deborah Boehms.
- c) **2022 Planning Commission Meeting Dates:** Approval of Planning Commission meeting dates and deadlines for the year 2022.

A motion was made by Matt Poag to approve Other Business items a, b, and c with one change to the 2022 meeting schedule; the change being that there will not be a Planning Commission meeting in December.

The motion was seconded by Gwynne Evans. The motion carried unanimously.

d) **Comprehensive Rewrite of the Zoning Ordinance and Subdivision Regulations:**

Discuss how the Planning Commission will be involved in the process to include formation of a committee.

- XV. Adjournment:** A motion was made by Gwynne Evans to adjourn the meeting at 6:25 p.m. The motion was seconded by Mark Cook. The motion carried unanimously.

Respectfully,



Mike Diaz
Secretary