

PLANNING COMMISSION MEETING

August 26, 2019

7:00 PM

CALL TO ORDER

The meeting was called to order by Mayor Crocker at 7:04pm.

ROLL CALL

Present

Mayor Sarah Crocker
Sarita Alston
Bob Bailey
Kinney Bridges
John Pate

Absent

Aubrey Foreman
Cyndi Timbs

Others Attending: Rick Stieg, City Planner; Tammy McKinney, Town Recorder

Guests: Ronnie Oliver, 2680 Terry Lane S, Covington, TN; Paul Stout, 71 Cates, Halls, TN; Raymond Pittman, 125 Plum Tree, Munford, TN

Mayor Crocker welcomed the new Planning Commission Members, Sarita Alston and Aubrey Foreman, whom were recently voted in by our Board of Mayor and Aldermen.

APPROVAL OF MINUTES

Minutes Approval: Regular Meeting July 22, 2019. Ms. McKinney noted an error that will need to be corrected. Where it mentions “silk” fencing, it needs to say “silt” fencing. Mr. Pate made a motion to approve the minutes as corrected. The motion was seconded by Mr. Bridges. All approved. Motion passed.

OLD BUSINESS

1. Oliver Acres Minor Subdivision (Ronnie Oliver)

A letter written by Mr. Oliver was included. It stated the following:

- The prior two meetings we tabled the minor plat until the issues with acquiring water for the subdivision could be resolved.
- Those issues appear to now be resolved pending an agreed upon contract between Poplar Grove Utility District and City Aldermen’s next month meeting.
- I have already installed power and gas lines for the development. I intend to sign an agreement and pay for water and fire hydrants subject to the final acceptance between PGUD and the City of Brighton at next month’s meeting.
- I am asking for a preliminary approval for my minor plat prior to spending any additional monies. The approval would be subject to: (1) Acquiring septic tank permits on all four lots, (2) Having all the details and engineering work completed for the water

and fire hydrants, and (3) all additional requirements done to meet the rules and regulations of the City of Brighton's Planning Commission.

- After all the above items have been completed, then bring everything back in 30-60 days to the Planning Commission for Final Approval of the Minor Plat.

Rick Stieg, City Planner, was given the floor. There was a discussion concerning the items mentioned in the letter. The applicant will need to work with the County concerning the septic tank permits. The final plan was recommended for approval at the last meeting with the condition he submits construction plans for improvements to John Hill Road; show utility easements and connections to a public utility and indicate how a slight runoff is supposed to be handled. Mr. Pate asked if improvements meant paving John Hill Road. Mr. Stieg replied that it would be decided by the County Engineer but it would only pertain to these 4 lots. Mayor Crocker stated that at the last board meeting, the board verbally approved for PGUD to provide water to this area. PGUD is supposed to provide a contract for signing.

Mr. Pate made a motion to have a preliminary approval with the exception that we have no decision making on the septic permits and as long as the County building codes are completed and met. Seconded by Mr. Bridges. All approved. Motion passed.

Mr. Bridges asked if the building permits will be going through the State since it's under Brighton's Planning Region. Ms. McKinney said the State permits are only for inside the city limits. Any building permits in our Planning Region will be through the County.

ADJOURNMENT

Mr. Pate made a motion to adjourn the meeting at 7:20pm. The motion was seconded by Mr. Bridges. All approved. Motion carried.

Sarah Crocker, Mayor

Tammy McKinney, Recorder