

## PLANNING COMMISSION MEETING

February 22, 2016

7:00 PM

### CALL TO ORDER

The meeting was called to order by Mayor Crocker at 7:00pm.

### ROLL CALL

#### Present

Mayor Sarah Crocker  
Robert Bailey  
Jason Dittrich  
Gail Good  
John Pate  
Cyndi Timbs

#### Absent

Kinney Bridges

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

**Guests:** Pittman Survey

### APPROVAL OF MINUTES

**Minutes Approval: Regular Meeting January 25, 2016.** Gail Good made a motion to approve the minutes as written. The motion was seconded by John Pate. All approved. Motion passed.

### NEW BUSINESS

#### **D & D Minor Subdivision, Highway 51 (Pittman Surveying)**

This is a request to subdivide an existing single property with two existing structures (a church and a single family residence-both located in the B-2 General Business zone) on Highway 51 across from the new Tipton County Emergency Operations Center. The applicant had originally discussed rezoning the single family home to R-1, but that would entail several problems with fitting the existing structure within the R-1 setbacks. The church itself is located too close to the Highway Right of Way to meet the existing 50 ft front yard setback, so both existing structures are classed as “existing, non-conforming structures” and as such they can remain even with the resubdivision. If one or both structures are ever damaged by over 50% however, they could not be rebuilt in the current configuration. There are no public improvements to be added with this resubdivision, so no further review or public improvement contract is required. The two lot resubdivision is recommended for approval, with the condition that the 50 ft. front yard setback for B-2 zoning be added to plat.

Mrs. Cyndi Timbs asked if this property was on the Town of Brighton sewer service. It was verified that they are on the Town’s sewer.

Mrs. Cyndi Timbs made a motion to accept this plat as presented. Mr. John Pate seconded the motion. All approved. Motion carried.

### **OLD BUSINESS**

#### **Site Plan for Lot 5 BCI property on Old Hwy 51 (Don Cole)**

This site plan was discussed at an earlier meeting. The applicant is wanting to install an underground set of septic “holding” tanks in support of his commercial septic tank cleaning business. Access to the site is an unimproved gravel road from Old Hwy 51 to “Lot 5”, which is the only part of this tract currently being considered for development. The full cove shown on the plans and all other subdivision improvements will require a resubmittal to the Planning Commission and an improvements contract adopted by the City and applicant. Ken King has reviewed the plans and his comments are attached. The applicant is in agreement with the changes recommended by the City Engineer, and the site plan is recommended for approval.

The applicant was not present at this meeting. Rick Stieg, City Planner, recommends we continue this item until next month. Mrs. Gail Good made a motion to continue this item until next month. Mr. Jason Dittrich seconded the motion. All approved. Motion carried.

### **ADJOURNMENT**

Mr. Jason Dittrich made a motion to adjourn the meeting at 7:06pm. The motion was seconded by Mrs. Gail Good. All approved. Motion carried.

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**Sarah Crocker, Mayor**

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**Tammy McKinney, Recorder**