

PLANNING COMMISSION MEETING

September 21, 2015

7:00 PM

CALL TO ORDER

The meeting was called to order by Cyndi Timbs at 7:07pm.

ROLL CALL

Present

Mayor Sarah Crocker
Jason Dittrich
Gail Good
John Pate
Cyndi Timbs

Absent

Robert Bailey
Kinney Bridges

Others Attending: Tammy McKinney, Town Recorder; Rick Stieg, City Planner; Johnny Payne, Brighton Public Works; Russ Good; Jeremy Edwards; Lauren Edwards; Eunice Foster

APPROVAL OF MINUTES

Minutes Approval: Regular Meeting August 24, 2015. Cyndi Timbs made a motion to approve the minutes as written. The motion was seconded by Gail Good. All approved. Motion passed.

DISCUSSION

Jeremy Edwards wants to install a septic tank holding facility on the property known as the BCI Subdivision, Old Hwy 51 North of Woodlawn

Mr. Edwards would like to install a series of tanks. As he pumps septic tanks, he will then dump into the first chamber "waste chamber". It will run off into the next chamber which will have a filter on the back of it. From there, it will run off into a water chamber which will have another filter on it. The Town of Brighton will meter that chamber as it runs out to the Town's sewer. No waste will ever enter the Town's sewer because it will be filtered twice. The Town could charge him \$0.02 per gallon. He averages three tanks a day which is equal to 3,000 gallons. In the winter, he could do 6 to 8 tanks per day. Mr. Edwards also pumps tanks for the Town of Brighton which he currently charges the Town \$250.00 per tank. With this new system, he could lower the fee to \$150.00 per tank.

Mr. Edwards has spoken to Ken King, King Engineering, about his plan. Mr. King has written a recommendation for the (A) Site Plan and (B) Permit.

Mr. Edwards has also contacted Tipton County and the State of Tennessee for any regulations that may be required. There aren't any regulations due to the fact that he will be a septic here in the Town of Brighton and it will be going through the Town's sewer.

Wesley Ashworth, Prime Development Group for Bob Allen, BCI Industries is wanting to sell Mr. Edwards the entire 13.9 acre site as a whole. The only lots that he would like to sell individually are lots

7 & 8. Mr. Edwards would like to install his septic tank chambers in the back next to the creek. However if Mr. Edwards purchases the entire 13.9 acres, he would like the Planning Commission to consider rezoning Lot 7 as residential so he can build his home there. Ms. Gail Good mentioned that the land is in the flood zone. According to Mr. Stieg, that commercial subdivision was approved back in 1991 under a standard subdivision contract with water and sewer connection fees and approval required before building permit issuance. However, no one has ever designed a street according to the plat which would include paving, curbing, gutter and street lights. To help save Mr. Edwards some money, Mr. Stieg suggested that the Town rededicate/void that plat which would allow him to have a private drive. If it is considered a private drive, then he could leave it graveled. However, that would all change if he decided later to develop those additional lots.

Mayor Crocker asked Gail Good about her concerns since she will be living closely to this site. She replied that she is against the idea because of (1) the potential odor and (2) since it is in the flood zone, what would happen if it flooded and the chambers were air tight? Mr. Stieg suggested that the Town request that Mr. Edwards place the chambers on a building slab a foot above the flood elevation so that no flood water could possibly get into it. Mr. Edwards stated that there are several options that are made for septic treatment plants to kill the odor cells if needed.

In reference to the Planning Commission Meeting Minutes from 2008, Cyndi Timbs questioned the comment stating the possible poor condition of the fill dirt previously brought into this site. Mr. Stieg replied that as part of a condition of the site plan will include an investigation of how much and what type of fill dirt they will have.

John Pate made a motion to approve moving forward with this site plan evaluation to determine if the property is capable of withstanding this operation. The motion was seconded by Cyndi Timbs. All approved. Motion carried.

NEW BUSINESS

Eunice Foster, 107 Main Street, Brighton

Mr. Foster has purchased the property located at 107 Main Street, in Brighton. It was once a duplex but it has since been rezoned to a single family residence. He would like to make it a duplex again. Per Rick Stieg, Mr. Foster would need to complete the rezoning form and bring it back to the Planning Commission for approval.

ADJOURNMENT

Gail Good made a motion to adjourn the meeting at 8:05pm. The motion was seconded by John Pate. All approved. Motion carried.

Sarah Crocker, Mayor

Tammy McKinney, Recorder