

**MINUTES
CLEVELAND MUNICIPAL PLANNING COMMISSION
TUESDAY, SEPTEMBER 17, 2019 AT 6:00 PM
CLEVELAND MUNICIPAL BUILDING 190 CHURCH STREET NE**

The regular meeting of the Cleveland Municipal Planning Commission was called to order by Tricia Pennington, Chairman, at 6:00 P.M.

Members present included Clarke Taylor, Larry Presswood, Bill Estes, Alma Dotson, Tricia Pennington, Ben Berry, Jamie Creekmore and Blake Allision.

Members absent included Maryl Elliott. Alma Dotson arrived at 6:02 P.M.

Legal Counsel present included John Kimball, Attorney for the City of Cleveland.

Staff present included Darla Jenkins, Executive Secretary, Corey Divel, Senior Planner, Jonathan Jobe, Director of Development and Engineering Services, and Joe Fivas, City Manager.

Others present included Wayne McCoy of Miller-McCoy, Inc., Hal Taylor of Cleveland City Schools, Dennis Epperson of Epperson Homes, Jim Richmond of Richmond Surveying, Rob Renner, unknown, and Jon Gallant and Stefan Robichaux of D&G Development.

The minutes of the August 20, 2019 regular meeting were presented for approval.

Ben Berry made a motion to approve the minutes and Jamie Creekmore seconded the motion. A vote of 7-0 passed the motion. Yes-7 No-0 Absent-2

Alma Dotson arrived at 6:02 P.M.

In the Chairman's Report

Tricia Pennington, Chairman, moved Item 6. Chairman's Report to this time. She discussed the MTAS class of Roberts's Rule of Order and presented notes from the meeting to all commissioners and a flash drive with the recording of the meeting. She asked all commissioners to review this information and will be voting on the matter at the next meeting.

There were no Public Hearings.

In the Consent Agenda,

- a. **Request by Donald Jacobson for final plat approval of Revised Lots 1, 2, 3, 1A and 2A, Block 10 of Louisville Land Company Addition Plat located at King Edward Ave and 16th St SE. This property comprises Tax Map 57K Group E Parcel 1.00, 2.00 and 3.00 and contains .7 acres. The property is zoned R2 Low Density Single and Multi-family Residential Zoning District (pg1).**
- b. **Request by Hank Wilson for final plat approval of Wilson Hardwick Street Property located at Greenwood St NE and Hardwick St NE. This property comprises Tax Map 50I Group D Parcel 2.07 and contains .81 acres. The property is zoned R3 High Density Residential Zoning District (pg3).**
- c. **Request by 640 PHP, LLC, Thomas Taylor and Robert Burris for plat approval of Paul Huff Corners Subdivision located on Paul Huff Parkway. This property comprises Tax Map 34I Group B a portion of Parcels 10.00 and contains 6.2 acres. The property is zoned PUD 15 Planned Unit Development District Zoning District (pg5). Removed by request of owners**
- d. **Request by Racetrac Petroleum, Inc for site plan of a gas station within the PUD 13 Planned Unit Development. This property is located on Paul Huff Parkway and Wyatt Rd and comprises Tax Map 34I Group B Parcel 14.00 and contains 1.5 acres (pg7). Moved to New Business**

Item C was removed by request of the owners. Item D was moved to New Business per the request of Bill Estes so it can be voted on separately.

Bill Estes made a motion to approve the Consent Agenda Items a. and b. subject to staff comments and Blake Allison seconded the motion. A vote of 8-0 passed the motion. Yes-8 No-0 Absent-1

There was no Old Business.

In New Business,

- a. **Request by Duane Goff for preliminary plat approval of Goff Central Street Townhome located on Central St. Property comprises Tax Map 41N Group L Parcels 13 and contains .3 acres. The property is zoned R3 High Density Residential Zoning District (pg25).**

Bill Estes made a motion to table this item until the next meeting due to no comments or information available. Alma Dotson seconded the motion. Voting to table Item a. were Bill Estes, Alma Dotson, Jamie Creekmore, Blake Allison, and Ben Berry.

Voting no to table Item a. was Larry Presswood, Tricia Pennington, and Clarke Taylor. Yes-5 No-3 Absent 1

- b. Request by Epperson Homes, LLC for consideration of a resolution to adopt a Plan of Service for about 1.00 acres, more or less, for property located at 192 Finnell Rd NW (pg27).**

Bill Estes made the motion to approve Item b. and Clarke Taylor seconded the motion. A vote of 7-0 passed the motion. Blake Allison recused himself.
Yes-7 No-0 Recused-1 Absent-1

- c Request by Epperson Homes, LLC for consideration of a resolution to annex about 1.00 acres, more or less, for property located at 192 Finnell Rd NW (pg39).**

Bill Estes made the motion to approve Item c. and Jamie Creekmore seconded the motion. A vote of 7-0 passed the motion. Blake Allison recused himself.
Yes-7 No-0 Recused-1 Absent-1

- d Request by Epperson Homes for consideration of an ordinance to zone about 1.00 acres, more or less, for property located at 192 Finnell Rd NW (pg41).**

Bill Estes made the motion to approve Item d. and Ben Berry seconded the motion. A vote of 7-0 passed the motion. Blake Allison recused himself.
Yes-7 No-0 Recused-1 Absent-1

- e. Request by Racetrac Petroleum, Inc for site plan of a gas station within the PUD 13 Planned Unit Development. This property is located on Paul Huff Parkway and Wyatt Rd and comprises Tax Map 34I Group B Parcel 14.00 and contains 1.5 acres (pg7). Moved to New Business**

Bill Estes made a motion to approve the item and Jamie Creekmore seconded the motion. Ben Berry recused himself. A vote of 7-0 passed the motion.
Yes-7 No-0 Recused-1 Absent-1

In Chairman's Report

Tricia Pennington moved this item in front of the Consent Agenda.

In Director's Report,

A called meeting was requested for Item C. New Business by Jon Gallant of D&G Development.

Bill Estes made a motion to approve the request and Ben Berry seconded the motion. A vote of 8-0 passed the motion. Yes-8 No-0 Absent-1

Jonathan Jobe discussed the Work Session Meeting Date.

Staff is still waiting for responses from other cities they have contacted. This future meeting will be discussed at the called meeting.

The meeting was adjourned to 6:38 P.M.