

MINUTES
CLEVELAND MUNICIPAL PLANNING COMMISSION
TUESDAY, OCTOBER 15, 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 Jamie Creekmore, Alma Dotson, Tricia Pennington, Maryl Elliott, Blake Allison, Ben Berry, Bill Estes, and Clarke Taylor.

Members absent included Larry Presswood.

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 Jerry Franitiza, Charlotte Peak, Lake Mantooth, and Dustin Wong of ORBA, (Ocoee Regional Builder's Association), Bill Panebianio of Pratt Home Builders, Todd Dugan of Duggan Development Company, Max Phillips of Crye- Lieke Realtors, Chad Dean of Dean Custom Homes, Dustin Hawkins of D & S Custom Homes, Rob Renner, ,Dennis Botts, Jim Metzger, Tony Kinder of Cleveland Surveying, Tim Sinard of The Cleveland Daily Banner, and Robert Thompson.

The minutes of the September 17, 2019 regular meeting were presented for approval.

Maryl Elliott made a motion to approve the minutes and Bill Estes seconded the motion. A vote of 8-0 passed the motion. Yes-8 No-0 Absent-1

The minutes of the September 24, 2018 special called meeting were presented for approval.

Bill Estes made a motion to approve the minutes and Maryl Elliott seconded the motion. The commission voted 8-0 to passed the motion. Yes-8 No-0 Absent-1

There were no Public Hearings.

There was no Consent Agenda.

There is no Old Business.

In New Business

- a. **Request by Pursuit Investments, LLC for preliminary plat approval of Arbor Hills Townhomes located on Young Rd SE. Property comprises Tax Map 66H Group B Parcels 25.00 & 25.01 and contains approximately 16.2 acres. The property is zoned CH Commercial Highway Zoning District (Pg1).**

Bill Estes made a motion to approve the preliminary plat subject to staff comments. Blake Allison seconded the motion. A vote of 7-0 passed the motion. Ben Berry recused himself. Yes-7 No-0 Absent-1 Recused-1

- b. **Request by Pursuit Investments, LLC for final plat approval of Phase I of Arbor Hills Townhomes located on Young Rd SE. Property comprises Tax Map 66H Group B Parcels 25.00 & 25.01 and contains approximately 16.2 acres. The property is zoned CH Commercial Highway Zoning District (pg5).**

Bill Estes made a motion to approve the preliminary plat subject to staff comments. Blake Allison seconded the motion. A vote of 7-0 passed the motion. Ben Berry recused himself. Yes-7 No-0 Absent-1 Recused-1

- c. **Request by Mike Lee for approval of alternative setbacks as provided for within the Cluster Development Guidelines for lot 19 of Brook Hollow Subdivision off of Peach Orchard Hill Rd (pg7).**

Clarke Taylor made a motion to approve. There was no second and the motion died.

Ben Berry made a motion to approve the variance along the line between Lots 18 and 19, and to deny the variance along Peach Orchard Hill Road. Blake Allison seconded the motion. A vote of 8-0 passed the motion. Yes-8 No-0 Absent-1

- d. **Request by Deborah Crittenden for consideration of a resolution to adopt a Plan of Service for about 27.5 acres, more or less, for property located at 2444 Hensley Rd NW (pg11).**

Bill Estes made a motion to approve Item D. and Blake Allison seconded the motion. A vote of 8-0 passed the motion. Yes-8 No-0 Absent-1

- e. **Request by Deborah Crittenden for consideration of a resolution to annex about 27.5 acres, more or less, for property located at 2444 Hensley Rd NW (pg22).**

Bill Estes made a motion to approve Item D. and Blake Allison seconded the motion. A vote of 8-0 passed the motion. Yes-8 No-0 Absent-1

- f. **Request by Deborah Crittenden for consideration of an ordinance to zone about 27.5 acres, more or less, for property located at 2444 Hensley Rd NW to a PUD Planned Unit Development. (pg25).**

Bill Estes made a motion to zone the property to R1.. Blake Allison seconded the motion. A vote of 8-0 passed the motion. Yes-8 No-0 Absent-1

- g. **Resolution to adopt policies and rules for Planning Commission business (pg33).**

Jamie Creekmore made a motion to approve the resolution and Ben Berry seconded the motion. A vote of 8-0 passed the motion. Yes-8 No-0 Absent-1

There was no Chairman's Report.

In the Director's Report,

Corey Divel stated a planning commission training provided by the Southeast Tennessee Development District would be on Monday, October 28, 2019 at 6:00 P.M. at the Cleveland-Bradley Chamber of Commerce. This would provide the required (4) four hours of required training.

The meeting adjourned at 6:43 P.M.