

THE MANCHESTER PLANNING COMMISSION MINUTES
May 20, 2024

Vice Chairman Leif Swanson called the meeting to order at 5:30 P.M.

MEMBERS PRESENT: Vice Mayor Mark Messick, Vice Chairman Leif Swanson, Secretary Elissa Fletcher, Ken Seuberling, Ward Johnson, Rob Clutter and Brad Goodwin

MEMBERS UNABLE TO ATTEND: Mayor Marilyn Howard and Chairman Mark Williams

NON-MEMBERS PRESENT: City Engineer Scot St. John, Codes Director Brittany Fiske, Office Mgr. Grace Frazier and others.

NON-MEMBERS UNABLE TO ATTEND: NONE

APPROVAL OF APRIL 15, 2024 MINUTES:

Motion by Brad Goodwin to approve, seconded by Ward Johnson. Approved unanimously.

COMMENTS FROM CITIZENS:

Citizen voiced concerns on the Land Use Plan and clarification of when amendments can be done, and terms of members.

BUSINESS:

Prem./Final Plat: 2 lots Jackson St./Lowery St. for Curl Construction. Zoned R-2

This preliminary/final plat subdivides one lot into two lots. The existing Lot 1 of Clover Heights is being subdivided into two lots, each meeting the minimum lot size requirement. Utilities are existing to serve both lots. Fire coverage requirements are met for both lots. A right-of-way radius is being dedicated on Lot 1A at the street intersection.

Recommendation:

Staff recommends approval of the preliminary/final plat subject to the following punchlist item:

1 Coordinate with MWSD on available sanitary sewer capacity to serve the new lot due to current sewer system conditions and TDEC directives.

Motion by Ward Johnson to approve as pending punchlist, seconded by Ken Seuberling. Approved unanimously.

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Prem. Plat: 37 lots Murfreesboro Hwy., Stone Ridge S/D for Mitch Umbarger. Zoned R-4

This preliminary plat subdivides one lot into 37 lots. The proposed development is adjacent to Northridge S/D. Sewer is being extended from Northridge S/D to serve the 37 lots. Water is also being extended from Northridge S/D to serve the development. Stormwater detention is being provided. Sidewalks are being installed through the development.

Recommendation:

Staff recommends approval of the preliminary plat subject to the following punchlist items:

1. Coordinate with TDOT during the construction plan phase to meet their requirements for an entrance permit and if a traffic study is required.
2. Coordinate with MWSD on the water line extension and the possible connection at the highway for a loop condition.
3. On the typical roadway cross section, show the 5' sidewalk in that section including dimensions off the back of curb (3' off back of curb to start of sidewalk). The sidewalk should be installed in the public right-of-way if possible.
4. Coordinate with the City Planner during the construction plan phase on the mail kiosk and it being in common area maintained by the HOA vs. on Lot 8 maintained by the homeowner.
5. Coordinate with MWSD on available sanitary sewer capacity to serve the lots due to current sewer system conditions and TDEC directives.

Motion by Brad Goodwin to approve pending punchlist items, seconded by Ward Johnson. Approved unanimously.

Report of Chairman: NONE

Report of Engineer/Codes Director: NONE

Motion to adjourn at 5:45 PM by Rob Clutter, seconded by Ward Johnson. Approved unanimously.



Chairman



Secretary

MANCHESTER BOARD OF ZONING APPEALS MEETING
May 20, 2024

NO BUSINESS

NO MEETING