

Hartsville/Trousdale County Planning Commission Regular Meeting

Meeting Minutes

January 8, 2024 - 7:00 P.M. – Trousdale County Community Center

Present: Heather Bay, Amanda Carman, Mitch Gregory, Arthur Harper, John Kerr, Rosalie Myhan, David Nollner, David Thomas, Cal Welch

Absent: Katie Dillon

Others Present: Kevin Scharfman, Jim Carman

Roll Call

- Chairman Kerr called the meeting to order at 7:00 P.M. and conducted a roll call.

Approval of Minutes

- Chairman Kerr asked for a review of the December 11th, 2023 meeting minutes. Heather Bay made a motion to approve minutes. Seconded by Mitch Gregory. None opposed **MOTION CARRIED**

Changes to the Agenda – Adding to Blasting Permits Discussion Topics

Public Hearing – None

Old Business – None

NEW BUSINESS

- **SITE PLAN FOR WEDDING VENUE BY KEVIN AND MICHELLE SCHARFMAN ON TEMPLOW RD (Map 016 Parcel 20.00) 22.22 ACRES IN THE 5th CIVIL DISTRICT**
Kevin Scharfman spoke on behalf of he and his wife Michelle. The Scharfman's have site plans to create a wedding venue for a maximum of 250 people at their location. Mr. Scharfman requested a variance for a gravel parking lot instead of paved parking and was instructed to take that to the BZA for approval. Mr. Scharfman also requested a variance for the tree line instead of a 7-foot fence and was instructed take it to the BZA for approval. David Thomas made a motion approve the site plan. Seconded by Amanda Carman. None opposed. **MOTION CARRIED**
- **FINAL PLAT FOR MINOR SUBDIVISION OF 3 LOTS BY JARED AND MARGARET LAKE ON LES GREGORY LOOP (Map 34 Parcel 22.06) 1.38 ACRES IN THE 1st CIVIL DISTRICT**
Jim Carman spoke on behalf of Jared and Margaret Lake. Mr. Carman stated the Lake's were wanting to create a minor subdivision of 3 lots. Mitch Gregory made a motion to approve the final plat for minor subdivision of 3 lots. Seconded by Heather Bay. None opposed. **MOTION CARRIED**

DISCUSSION

- **DIFFERENT TYPES OF ROADS AND SET BACK REQUIREMENTS**
Jim Carman shared with the Planning Commission a template of the current R-1 set back in the county. Mr. Carman stated there used to be a graduated front set back in the regulations for different types of roads and is asking for that to be returned. Chairman John Kerr asked for GNRC to take the information and write up a resolution to bring to the next meeting.
- **PLANNING TRAINING**
Rosalie Myhan spoke about discussing with GNRC about various training options. During tonight's meeting, discussion about collector and arterial roads and set backs which would qualify for training. Rosalie suggested for the next meeting the training would be called "Role of the Planner".
- **BLASTING PERMITS**
Chairman Kerr told the Planning Commission members that Jones Brothers has recently purchased property in conjunction with the Hwy 141 project. Chairman Kerr stated he wanted to be able to give our citizens blasting notifications and have something set in place prior to this project. Ms. Myhan had let the Planning Commission members know that Jones Brothers has contacted her and asked for a Blasting Permit. The permit was needed to build a pad to store their equipment. David Thomas stated that Codes and Zoning will have an additional meeting in January to have information presented to the Planning Commission at the next meeting. Mitch Gregory suggested associating a fee with the blasting permit. Heather Bay brought up that since the Planning Commission handles subdivisions, the blasting permits

would be required for those who build pools as well and would not be limited to just commercial properties. Cal Welch brought up the suggestion for a requirement of notifications to residents in the blasting area. Heather Bay made a motion for the Planning Commission to adopt an application for a Blasting Notification Application for anyone who plans to blast within the boundaries of Trousdale County. Second by Arthur Harper. **MOTION CARRIED**

Report from Planning Office – None

Closing Remarks from the Chair and Building Inspector Adjourn

- David Nollner made a motion to adjourn, Seconded by Heather Bay. None opposed. **MOTION CARRIED**