

Hartsville/Trousdale County Planning Commission Regular Meeting Meeting Minutes

February 12, 2024 - 7:00 P.M. – Trousdale County Community Center

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

Absent: Mitch Gregory

Others Present: Mike Carey, Jim Carman, Ron Moreland

Roll Call

- Chairman Kerr called the meeting to order at 7:00 P.M. and asked Amanda Carman to conduct a roll call.

Approval of Minutes

- Chairman Kerr asked for a review of the January 8th, 2024 meeting minutes. Cal Welch made a motion to approve minutes. Seconded by David Thomas. None opposed **MOTION CARRIED**

Changes to the Agenda – None

Public Hearing – None

Old Business – None

NEW BUSINESS

- REZONE REQUEST BY BARBARA WILLIAMS FROM A1 TO R1 AT 1880 HWY 25W (Map 29 Parcel 11.02) of 3.2 ACRES TO SUBDIVIDE IN THE 6TH CIVIL DISTRICT**
Mike Carey spoke on behalf of his niece Barbara Williams. Ms. Williams would like to divide the property into 3 lots if it surveys correctly. David Thomas made a motion send the request to the County Commission with a favorable recommendation. Seconded by Heather Bay. None opposed. **MOTION CARRIED**
- PLAT AMMENDMENT REQUEST BY TERRY AND DEANNA COX FOR A LOT RATIO VARIANCE ON 2160 AND 2199 HWY 141N (Map 14 Parcel 17.02 & 17.05) TO ADJUST LOT LINES IN THE 7TH CIVIL DISTRICT**
Jim Carman spoke on behalf of Terry and Deanna Cox. Mr. Carman stated the Cox's inherited two tracts of land and asked Carman Surveying to survey the lots. The Cox's would like to adjust the line for the property that will not meet the 5-1 rule. They have asked the Planning Commission to grant a variance to adjust the line. David Thomas made a motion to grant the width to depth ratio variance. Seconded by David Nollner. None opposed. **MOTION CARRIED**

DISCUSSION

- BLASTING NOTIFICATION**
Chairman John Kerr discussed the importance of needing the Blasting Notification Permit for Trousdale County. David Thomas reported to the Planning Commission that he spoke with the County Attorney, Branden Bellar, and asked for his opinion on whether the Planning Commission has the authority to be able to do a permit as long as a fee was not attached. Mr. Bellar's reply was under his conclusion there is no prohibition against it therefore the Planning Commission does have that authority as long as there is no fee associated. Mr. Thomas presented to the Planning Commission a Blasting Permit form created by Codes and Zoning that does not have a fee associated. Codes and Zoning voted to send this form to the full County Commission and the Planning Commission as it sits. After voting, it was requested by Codes and Zoning that the Planning Commission add an extra statement be added to the bottom of the form. The sentence requested is "In the event of any operator changes on this project, please notify the Planning Office within 48 hours of the change." Jessica Hill with GNRC looked into what the State Fire Marshal requires and found that it was very minimum. Ms. Hill stated that there are no requirements that the State Fire Marshal set for the blaster to notify local government or the public. GNRC stated that the State Fire Marshal was not clear on how the blaster should notify the public. Ms. Hill was told to contact the Department of Consumer Affairs and has received no response. Cal Welch made a motion to approve the Blasting Permit form adding the verbiage from the Codes and Zoning Committee. Seconded by Amanda Carman. **MOTION CARRIED**

BLASTING NOTIFICATION – CON'T

Cal Welch made a second motion to request that the County Commission adds a fee of \$100 for the Blasting Permit to offset the administrative costs associated with the permit. Seconded by Katie Dillon.

MOTION CARRIED

- **PLANNING TRAINING: THE ROLE OF THE PLANNING COMMISSIONER**

Ms. Hill with GNRC presented a PowerPoint handout to the Planning Commissioners that discusses the Role of the Planning Commissioner.

Report from Building Office

Closing Remarks from the Chair

Adjourn

- Heather Bay made a motion to adjourn, Seconded by Katie Dillon. None opposed.

MOTION CARRIED

Requirements for Blasters:

The State Fire Marshal's office has established specific requirements for companies seeking to conduct blasting activities. These requirements can be accessed on the Fire Marshal's website at <https://www.tn.gov/commerce/fire/permit/licensing/blasting/blasters.html>. Companies interested in becoming licensed blasters can apply through this link: <https://www.tn.gov/commerce/fire/permit/licensing/blasting/blasters/initial/>

Suggestions for Blasters in Regard to Public Notice:

Upon receiving registration from the Department of Commerce and Insurance, blasting companies have the discretion to conduct blasts with or without public notification. While companies have the option to provide advanced notices to the public about planned blasts, this practice is voluntary and typically coordinated with local zoning and planning committees. Companies may schedule one or multiple blasts and decide on the frequency of public notifications. To submit a blasting notice, companies can visit <https://www.tn.gov/commerce/fire/permit/blasting-notice.html>. Concerned individuals can contact the State Fire Marshal's office by submitting a blasting complaint here <https://www.tn.gov/commerce/fire/permit/licensing/blasting/consumers/complaint.html>.

(Attempted to find information regarding how a company should go about notifying the public, but was told to call a number that wasn't in service. I emailed the Division of Consumer Affairs, but they never responded.)