



## Planning Commission Order of Business September 12, 2022 Minutes

### ORDER OF BUSINESS

- 1) **Called to Order:** 7:15 pm
- 2) **Roll Call:** Present: Gene Hannah, Melissa McWright, Randy Howington, John Louallen, Bill Herbert. Also present: Brad Bivens, City Engineer and Cindy Beirnes, Clerk.
- 3) **Minutes of the Previous Meetings Approval and/or Correction:** April 11, 2022  
Motion to approve previous minutes and waive reading by Bill Herbert; seconded by Melissa McWright. Vote: All present in favor; motion carried.
- 4) **Announcements from the Planning Commission Chairman:** Mayor Louallen told the commission that our city planner, Bob Hoge, had passed away. We are looking into a replacement for him. The planning commission is made up of seven members and we are now down to five due to the recent election. Mayor Louallen is in the process of finding two members to bring the number up to seven. The City Engineer company is in the process of assessing the sewer plant. The first assessment was for repairs and the second assessment was for expansion. They are hoping to have all the findings by the mid October. Due to the American Rescue Plan and other funds from TDEC the Town will have over a million dollars to go towards the sewer repairs/expansion.
- 5) **Reports from other Planning Commission members and/or other Town Officers:** None
- 6) **Hearing of person(s) having business with the Commission:** None
- 7) **OLD BUSINESS:**
- 8) **NEW BUSINESS:**
  - 8.1 The Farm at Cedar Valley final plat  
There is no one from The Farm at Cedar Valley present at the meeting. Brad Bivens, engineer, stated that according to subdivision regulations section 2-1036 the preliminary plat is good for one year. Brad reviewed the preliminary plat on Oct. 8, 2021. If they don't get the final plat approval before the year timeframe is up, they will need to start over again with this process. There were some issues with the sub-grade but they have all been corrected and approved. The sewer lines are in also and the water lines are in but Brad was not sure if Second South Cheatham Utility District had signed off on them yet. The subdivision regulations require that a performance bond be put in place unless the planning commission requires that the subdivision be fully complete from asphalt to grass growing before the plat can be signed off on and recorded. The applicant is requesting it

be approved after the first layer of asphalt binder is down. Brad Bivens has figured that the bond amount be \$144,900.00 to cover finishing remaining work that will need to be done. We will also need the Offer of Dedication from the applicant for the right of ways which will need to be reviewed by our attorney before signing off on the final plat. The applicant will also need to state who will be responsible for maintaining the retention ponds. Motion to approve final plat of The Farm at Cedar Valley as presented by Bill Herbert; seconded by John Louallen. Vote: All present voted no. The motion has failed and the plat is not approved.

- 9) **Adjournment:** 7:46 pm  
Motion to adjourn by Randy Howington; seconded by Melissa McWright. Vote: All present in favor; motion carried.

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Gene Hannah, Chairman

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Melissa McWright, Secretary

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Date