



John Roberts
Mayor

MUNICIPAL PLANNING COMMISSION

Randall G. Smith
City Manager

MINUTES
August 17, 2017
6:00 p.m.
Red Bank City Hall

I. CALL TO ORDER

Chairman Hafley called the meeting to order at 6:02 pm

II. ROLL CALL

Commissioner Browder called the roll. Commissioners Hafley, Baker, Browder and Smith were in attendance. The Commission's planning advisor from the Southeast Tennessee Development District and the Red Bank City Manager were also present. Additional attendees are included on the sign-in sheet and in the minutes.

III. INVOCATION

Commissioner Baker gave the invocation.

IV. PLEDGE OF ALLEGIANCE

Commissioner Hafley led the pledge of allegiance.

V. CONSIDERATION OF THE MINUTES

a) July 20, 2017 Meeting Minutes

Motion by Commissioner Browder to approval of the July minutes. Second by Commissioner Smith. Motion passed unanimously.

VI. UNFINISHED BUSINESS

VII. NEW BUSINESS

(a) Discussion: Dayton Blvd Rezoning from Meadowbrook to Glenron

Commissioner Smith recommended using the next working meeting to discuss options for a less intensive commercial zone on the northern end of Dayton Boulevard, and the scheduling of public involvement regarding such a change in zoning.

(b) Road Closure Requests

i. Bank St on north side of Ashland Terrace

Staff provided an update on the road closure request on Bank St, citing safety concerns with cars turning left on Ashland Terrace. Staff clarified that the road was not to be abandoned, but only closed to vehicle traffic. Staff deferred to the City Manager for further questions from the Planning Commission. Commissioner Baker asked if both ends would be closed. The City Manager replied that both ends would be closed off from vehicle traffic with barriers and that pavement would be pulled up and replaced with grass or other plantings.

Motion by Commissioner Smith to approve the road closure on Bank Street at the northern entrance to Ashland Terrace. Second by Commissioner Baker. Motion passed unanimously.

ii. Ashmore Ave north of 2446 Ashmore Ave

Staff provided an overview of the road closure request on Ashmore Avenue from HGH construction, which requested the road closure north of 2446 Ashmore Avenue to preserve the privacy of the private alley behind the Ashmore Cottages. Staff noted that there was not clear public benefit from this private request which would reduce transportation options for residents at the end of Ashmore Avenue. Staff recommended evaluating other options to address privacy concerns on the private drive before closing it to vehicle traffic, but acknowledged that the impact on transportation for residents at the end of Ashmore Avenue may be minimal. Staff clarified that the road would only be closed to vehicle traffic and not abandoned. The City of Red Bank counted 17 vehicles per day using the section of road to be closed to vehicle traffic.

The City Manager noted that the road would be pulled up closed off with barriers as described for Bank Street. Commissioner Baker asked if the road closure plans would be costly for the City. The City Manager replied that they would be cheap.

Commissioner Hafley asked the City Manager to clarify the exact location of the road closure. Commissioner Browder asked if this plan had been submitted to emergency services staff at the City. The City Manager said the Fire Department had given approval of the plan.

Motion by Commissioner Baker to accept the road closure on Ashmore Avenue from the bottom of the road at 2446 Ashmore Avenue to the bend at the top of the road where it abuts the Ashmore Cottages subdivision. Second by Commissioner Smith. Motion passed unanimously.

(c) Draft Dumpster Ordinance Amendment

Staff provided an updated on the proposed Dumpster Ordinance amendment, noting the following significant changes: All dumpsters visible from the public right-of-way must be screened on all sides by a gated fence or wall. The screening fence or wall must be at least 1 foot higher than the top of the dumpster; constructed with steel, aluminum, wood, masonry, concrete cement fiber composite, or some combination thereof; and painted or stained; and adequately maintained (e.g. remove graffiti). Slotted chain link fence, other metal wire fences, and lattice fences are prohibited. Existing screening requirements in the Zoning Ordinance apply to all dumpsters, regardless of visibility from the public right-of-way. Height and material requirements differ from those in Design Review Ordinance. The amendment also adds a requirement for ongoing maintenance of the dumpster screening (e.g. removal of graffiti). Commissioner Baker

requested that graffiti be “eliminated” rather than “removed”, to allow the property owner the flexibility to find cheap maintenance options to address graffiti. Browder asked how long property owners have to make changes. The City Manager replied that owners had 180 days to comply.

Motion by Commissioner Browder to approve Dumpster Ordinance Amendment with the edit to replace “remove” with “change” in Section II (a) of the amendment regarding the removal of graffiti from dumpsters.

(d) Draft Food Truck Ordinance Amendment

Staff provided a brief overview of the amendment. The proposed amendment reduces the business license fee for food trucks, extend the hours during which food trucks can operate, and allow operation in all commercial zones. Section 108 has been amended to allow the operation of food trucks between 6:00am and 11:00pm, Monday through Sunday. Hours of operation for food trucks were previously restricted to 11:00am to 2:00pm and 5:00pm to 9:00pm. Section 107 has been amended to lower the annual business license fee from \$100 to \$25. Section 117 has been amended to permit food trucks in all commercial zoning districts in Red Bank. The City Manager clarified for Commissioner Browder that the fee is per vehicle.

Commissioner Hafley asked about the language allowing food trucks “immediately adjacent” to commercial areas. The City Manager noted that this language was added to allow greater flexibility for Food Trucks in areas with limited space for trucks.

Commissioner Baker asked whether the 5th paragraph in the amendment, which included a decidedly verbose justification for the amendment, was necessary. Commissioner Browder requested that the 5th paragraph be removed.

Motion by Commissioner Smith to approve the Food Truck Ordinance Amendment as revised with the deletion of the 5th paragraph in the amendment. Second by Commissioner Browder. Motion passed unanimously.

(e) Discussion: Review of Zoning Ordinance Revisions and Updates

Commissioner Hafley asked that staff place zoning ordinance review on the September 18th Working Meeting agenda in order to discuss recently proposed Zoning Ordinance edits and review the zoning dimension and use tables created by staff.

VIII. OTHER BUSINESS

IX. ADJOURNMENT

Commissioner Smith moved to adjourn; second by Commissioner Baker. Adjourned at 7:40 PM.

Chairman