

Motion _____
Second _____
APPROVED
with correction noted

Carter County Planning Commission

Meeting Minutes

January 24, 2017

Members Present

Jerry Pearman, Chairman
Ray Lyons
Randal Jenkins
Robert Carroll
Ken Arney
Jerry Smith
Steve Pierce
Leon Humphrey, Mayor
Sonja Culler
Mary Ann Patton

Members Absent

Jamie Hughes
Ralph Watson

Planning Staff Present

Chris Schuettler, Director
Mel McKay, Codes Enforcement Officer
Diane Cannon, Secretary
Justyn Markland, Assistant Director

Local Planning Staff Present

Ronda Sawyer

Chairman Pearman called the meeting to order and welcomed everyone in attendance. Chairman Pearman requested roll call. Quorum met. Miss Culler made the motion to approve the agenda and Jerry Smith seconded. Motion passed unanimously. Ken Arney made the motion to approve the November 2016 meeting minutes and Sonja Culler seconded. Motion passed unanimously.

1. **Jack Hampton's Report.** Mr. Markland presented the report. (Attached). He also presented the 2016 annual total for state fees kept in Carter County and fees sent to the State.
2. **Codes Enforcement Report.** Mr. Mel McKay presented the Codes Enforcement Report by power point presentation. Bill Nave Loop has several complaints of stormwater runoff creating problems for neighboring property. Mr. McKay read an email we received by the Carter County Planning Office and the reply. He further stated following the overnight rainfall he and Mr. Schuettler had made an onsite inspection and took pictures. Mr. McKay explained what this office can do and what was up to other departments, namely Highway Dept. to correct. Also, Carter County Highway Dept. received an anonymous call regarding logging off property on Joe Hardin Lane (Blue Springs area) Mr. Schuettler and Mr. McKay drove to the site prior to today's meeting and found numerous violations. Planning Office will work to find person(s) logging and ensure the repairs are made to the road.
3. **Lester Steven's Division of Property.** Division of property among heirs. Jason Blevins, Birchfield Realty represented. Mayor Humphrey questioned why one lot did not have soils attached/mentioned. Mr. Schuettler stated that was an existing

- lot with a house and septic approval on site. Mr. Pierce abstained from the vote as the surveyor of record. Staff recommended approval. Mr. Ken Arney made the motion to approve and Ray Lyons seconded. Motion passed unanimously
4. **Resolution 527.** (Previously tabled during August 2010 Carter County Board of Commissioners' Meeting). Mr. Schuettler stated resolution 527 had three changes requested: a.) changing from 3 vehicles to 1. b.) Changes to road requirements where noted/changed to emulate subdivision regulations already in place. c.) final action would correct a typo. tree changed to three. Mr. Smith questioned, " Why bother changing from 3 to one when we are not enforcing the resolution as it is currently written?" Mayor Humphrey also stated some residents have multiple vehicles they treasure and are in the process of restoring. Mr. Arney made the motion to approve changes and Mr. Pierce seconded the motion. Roll call vote was taken: Against: Lyons, Humphrey, Culler, Smith, Carroll, Jenkins, Patton. In Favor: Pearman, Pierce, Arney. Motion failed. Mr. Jenkins made the motion to change from 3 vehicles to 2 and present to the Planning Commission during February meeting. Mr. Carroll seconded. Members present voted unanimously in favor of this motion.
 5. **Director's Comments.** Mr. Schuettler gave an update on new cell towers and upgrades seen over the last few months, archive fees collected thus far. The 2017 budget was presented. Mr. Schuettler stated he had spoken to elected officials and they were requesting 4-5 percent pay increase for their staff. He stated he followed and requested a 4% increase. He also stated that line item 189 had an increase requested in order to move from 2 part time employees to 1 full time. Mr. Schuettler requested a motion to approve the budget request to which Mayor Humphrey stated he felt if that is what the Director felt he needed he should proceed. Mr. Lyons questioned the line item (162) and why the amount was so low. Mr. Schuettler stated it was a part time line and not Mrs. Cannon's line item for salary. Ray Lyons made motion to approve budget and Ken Arney seconded. Roll call vote taken and all members present voted in favor of budget request. In other business, Mr. Schuettler stated Mr. McKay had passed the building inspectors exam on Monday.
 6. **Public Comments.** No one requested to speak today.
 7. **Adjournment.** Steve Pierce made motion to adjourn and Ken Arney seconded. Meeting adjourned.