

**AGENDA FOR THE MEETING
OF THE
TIPTON COUNTY REGIONAL PLANNING COMMISSION**

**May 21, 2007
New Justice Complex
6:30 PM**

- I. Establishment of a Quorum and Call to Order
- II. Approval of Agenda; Approval of Minutes
- III. Old Business
- IV. New Business
 - A. Final Plat of the Marshall Poole Minor Subdivision
 - B. Site Plan for Cricket Communications Cell Tower Co-Location
 - C. Site Plan Re-approval for Faith Baptist Church
 - D. Minor Plat of Lot 1 Revised & Lot 2 Starnes-Candy Lane Minor Subdivision
 - E. Final Plat of the Parr Estate ~ Long Road Minor Subdivision
 - F. Final Plat of Berford Place Subdivision
- V. Other Business
 - A. Extension of Road/Water Bond for Wilson Estates, Section A&B.
 - B. Approval of a Continuing Education Course KAMM (Kentucky Association of Mitigation Managers) on May 8-10, 2007 at Kentucky Dam Village State Park.
 - C. Approval of 9 Continuing Education Hours for William Veazey for Attending the KAMM Conference.
 - D. Discussion Concerning Decentralized Sewer Systems (If New Information is Available).
 - E. Discussion Concerning Horses on Acreage.
 - F. Proposed Amendment to the Tipton County Regional Planning Commission By-Laws Concerning a Public Forum Item to add to the agenda layout.
- VI. Adjournment

MINUTES OF THE TIPTON COUNTY PLANNING COMMISSION
MAY 21, 2007

PRESENT:
TOMMY SMITH
PHIL SMITH
CARLOS CLOWES
ROGER WARMATH
DEBBIE OTTS

OTHERS PRESENT:
WILLIAM VEAZEY, TIPTON COUNTY PLANNER
PAT HIBDON, ADMIN. ASSIST. TC PLANNER

TIPTON COUNTY PLANNING AGENDA

Bob Taylor made the motion and Debbie Otts seconded said motion to approve the May 21, 2007 Agenda as submitted. Vote: For – Unanimous

THE TIPTON COUNTY PLANNING COMMISSION WAS CALLED TO ORDER AT 6:30 P.M

Roger Warmath made the motion and Phil Smith seconded said motion to approve the minutes of the April 23, 2007 meeting as submitted. Vote: For-Unanimous

MARSHALL POOLE-FINAL MINOR PLAT/TAX MAP 29, PARCEL 10.01/0.25 ACRES/1026 GILTEDGE ROAD /ZONED FAR

Marshall Poole has submitted a final plat to add to existing property located on Giltedge Gin Road. Currently, the property is 0.25 acres. What is proposed is to add approximately 7.5 feet to the front and widen the property to 100 feet (at the front setback line) to meet the side yard setback. A variance was issued by the BZA held May 21, 2007, for allowing the minimum lot width to be 100 feet at the front apposed to 150 feet building setback line. Roger Warmath made the motion and Bob Taylor seconded said motion to approve the final plat as submitted subject to septic and signatures. Vote: For-Unanimous

CRICKET COMMUNICATIONS CELL TOWER CO-LOCATION-SITE PLAN/TAX MAP 145, PARCEL 5.07 /ZONED R-1/2325 SIMMONS RD.

Cricket Communications has submitted a site plan to add equipment to an existing Cellular Tower site located at 2325 Simmons Road. The purpose of this request is to add a slab for equipment in a fenced in area totaling an area of 10' by 20'. The slab will be located inside the existing fenced in are. Bob Taylor made the motion and Phil Smith seconded said motion to approve the site plan as submitted. Vote: For-Unanimous

FAITH BAPTIST CHURCH SITE PLAN RE-APPROVAL/MAP 145D, PARCEL 1.0/ZONED R-1/4.0 ACRES/900 SIMMONS RD.

This will be the first deferral for this site plan, due to lack of representation.

STARNES-CANDY LANE REVISED MINOR PLAT LOT 1 AND 2/TAX MAP 53, PARCEL 56.01/ZONED R-1

Elbert Starnes has submitted a minor plat to adjust property line of Lot 1 and to create Lot 2. Lot 1 will have 1.243 acres with approximately 245 feet of road frontage and Lot 2 will have 2.05 acres with 50.02 feet of road frontage. The remaining 16.9 acres has 75.98 feet of road frontage. Roger Warmath made the motion and Carlos Clowes seconded said motion to approve the minor plat as submitted subject to septic and signatures. Vote: For-Unanimous

PARR ESTATES-LONG ROAD FINAL MINOR PLAT/TAX MAP 16, PARCEL 65.14/ZONED FAR/LONG ROAD~38019.

This plat has been withdrawn by Rebecca Day due to septic concerns.

BERFORD PLACE FINAL PLAT/TAX MAP 146, PARCEL 7.06/32 LOTS/ZONED R-1/QUITO DRUMMONDS ROAD

Final Plat was withdrawn prior to meeting.

MINUTES OF THE TIPTON COUNTY PLANNING COMMISSION
MAY 21, 2007
CONTINUED

WILSON MANOR SECTION A & B ROAD/WATER BOND EXTENSION

Debbie Otts made the motion and Bob Taylor seconded said motion to extend the road and water bond until June 22, 2008, this is the final extension to be granted. Vote: For-Unanimous

APPROVAL OF CONTINUING EDUCATION COURSE KAMM(KENTUCKY ASSOCIATION OF MITIGATION MANAGERS) MAY 8-10, 2007 AT KENTUCKY DAM VILLAGE STATE PARK.

Bob Taylor made the motion and Debbie Otts seconded said motion to approve the Continuing Education Course KAMM May 8-10, 2007 at Kentucky Dam Village State Park. Vote: For-Unanimous

APPROVAL OF 9 HOURS OF CONTINUING EDUCATION FOR WILLIAM VEAZEY FOR ATTENDING THE KAMM CONFERENCE.

Roger Warmath made the motion and Carlos Clowes seconded said motion to approve nine (9) hours of Continuing Education Course for William Veazey for attending the KAMM Conference.

DISCUSSION CONCERNING DECENTRALIZED SEWER SYSTEMS(IF NEW INFORMATION IS AVAILABLE.) No new information at this time.

DISCUSSION CONCERNING HORSES ON ACREAGE.

The Planning Commission would like this recommendation to be presented to the Board of Zoning Appeals concerning the boarding of horses. Maximum of one acre per horse for pasture fed and one acre per five horses for stall fed, subject to the approval of a waste disposal plan.

PROPOSED AMENDMENT TO THE TIPTON COUNTY REGIONAL PLANNING COMMISSION BY-LAWS CONCERNING A PUBLIC FORUM ITEM TO ADD TO THE AGENDA LAYOUT.

Tommy Smith prepared an outline for the proposed amendment and copies would be given to the Planning Commissioners for further review.

Meeting Adjourned at 8:05 P.M.