

**COOKEVILLE PLANNING COMMISSION
AGENDA
SEPTEMBER 28, 2015
5:30 P.M.**

ACTION ITEMS:

- (1) CONSIDER FOR APPROVAL THE AGENDA AS SUBMITTED.
- (2) CONSIDER FOR APPROVAL THE MINUTES OF AUGUST 24, 2015.
- (3) CONSIDER FOR ACTION CLOSURE AND ABANDONMENT OF AN UNDEVELOPED ALLEY RIGHT-OF-WAY LOCATED SOUTH OF EAST 6TH STREET BETWEEN NORTH DIXIE AVENUE AND NORTH JEFFERSON AVENUE. REQUEST SUBMITTED BY L & J CONSTRUCTION ON BEHALF OF DR. BRENT D. STATON AND ADJOINING PROPERTY OWNERS SARAH HOLLOWAY, BRANDY PARKER, GUS HOUSE, RAY ABEL, BETTY LOWE, AND WILLIAM HABERCAMP.
- (4) CONSIDER FOR ACTION AMENDMENT TO THE ZONING CODE TO REDUCE THE MINIMUM OFF-STREET PARKING REQUIREMENTS FOR HIGH DENSITY RESIDENTIAL DEVELOPMENT IN THE CBD (CENTRAL BUSINESS DISTRICT). REQUEST SUBMITTED BY THE CITY COUNCIL.
- (5) CONSIDER FOR ACTION PRELIMINARY PLAT OF STEVEN'S POINT, 11 LOTS LOCATED ON THE SOUTHEAST CORNER OF BUFFALO VALLEY ROAD AND WEST STEVENS STREET. REQUEST SUBMITTED BY JERRY GAW.
- (6) CONSIDER FOR ACTION VARIANCE FOR A FLAG LOT ON THE PROPERTY LOCATED AT 1067 MITCHELL AVENUE AND FINAL PLAT OF REDIVISION OF LOT 2 OF AMENT DIVISION, 2 LOTS LOCATED ON MITCHELL AVENUE. REQUEST SUBMITTED BY BOBBY PHILLIPS AND STEPHEN M. PHILLIPS.
- (7) CONSIDER FOR ACTION FINAL PLAT OF ABBIE COURT SUBDIVISION, 5 LOTS LOCATED ON THE SOUTHEAST CORNER OF BUFFALO VALLEY ROAD AND SOUTH FRANKLIN AVENUE. REQUEST SUBMITTED BY DSA INVESTMENT GROUP.
- (8) CONSIDER FOR ACTION FINAL PLAT OF RAY & BARBARA LOFTIS SUBDIVISION, 4 LOTS LOCATED ON BUNKER HILL ROAD. REQUEST SUBMITTED BY ANDY HAMMOCK.
- (9) CONSIDER FOR ACTION PRELIMINARY PLAT OF THE COTTAGES, 49 LOTS LOCATED OFF MCCULLEY ROAD AND SPRINGBORO ROAD. REQUEST SUBMITTED BY TIM HUDDLESTON. **STAFF REQUESTED THAT THIS ITEM BE MOVED FROM STUDY TO ACTION. MOVING THIS ITEM FROM STUDY TO ACTION REQUIRES THE APPROVAL OF THE PLANNING COMMISSION.**

STUDY ITEMS:

- (1) CONSIDER FOR STUDY REZONING THREE (3) SEPARATE PARCELS LOCATED ON MINE LICK CREEK ROAD, BENNETT ROAD, AND LEE SEMINARY ROAD (TAX MAP NUMBERS 64-31.02, 31.03, 31.04) FROM RS-20 (SINGLE FAMILY RESIDENTIAL) TO CI (COMMERCIAL INDUSTRIAL MIXED USE). REQUEST SUBMITTED BY LINDA OWENS ON BEHALF OF NORMA FAYE PYLES LYNCH FAMILY PURPOSE LLC.
- (2) CONSIDER FOR STUDY PRELIMINARY PLAT OF CROSS POINTE SUBDIVISION, 41 LOTS LOCATED ON THE NORTHEAST CORNER OF OLD SPARTA ROAD AND BOB BULLOCK ROAD. REQUEST SUBMITTED BY BERNHARDT LLC.
- (3) CONSIDER FOR STUDY PRELIMINARY PLAT OF LOT #2 OF BURGESS, BURNETT & ELKINS SUBDIVISION, PHASE I AND LOTS 8 & 9 OF PETITE SUBDIVISION, 3 LOTS LOCATED BETWEEN 1393 AND 1491 WEST BROAD STREET. REQUEST SUBMITTED BY HUFF CONSTRUCTION LLC ON BEHALF OF LARRY BURGESS AND DAVID BURNETT.
- (4) CONSIDER FOR STUDY AMENDMENT TO THE ZONING CODE SECTION 207.6P (5) (S) (i) OF THE GENERAL SIGN REGULATIONS TO DECREASE THE AMOUNT OF TIME EACH IMAGE IS DISPLAYED ON AN ELECTRONIC DISPLAY SCREEN FROM A MINIMUM OF TEN (10) SECONDS TO A MINIMUM OF EIGHT (8) SECONDS. REQUEST SUBMITTED BY ROLAND DIGITAL MEDIA.

STAFF REPORTS:

(1) MINOR PLAT APPROVALS:

- PILE DIVISION – 2 LOTS LOCATED ON LAKE VILLA CIRCLE – TODD & TANYA PILE.
- DEBERRY HEIGHTS REDIVISION OF LOT #49 – 2 LOTS LOCATED ON KENWAY STREET AND WOODLAND HEIGHTS – MICHAEL & MELISSA SMITH.
- TOLLETT & COBBLE LOT LINE ADJUSTMENT PLAT – 2 LOTS LOCATED ON THE CORNER OF EAST HUDGENS STREET AND ELIZABETH AVENUE – JIMMY TOLLETT & DEANN COBBLE.
- COOPER & MISHOE LOT LINE ADJUSTMENT – 2 LOTS LOCATED ON THE NORTHWEST CORNER OF FOREST HILLS DRIVE AND BRADFORD TRACE – BORROWED MULE CONSTRUCTION.
- DIETZDORF SUBDIVISION REVISED LOT #14 – 2 LOTS LOCATED AT 766 RUSSELL STRAUSS AND 743 OLD WALTON ROAD – JEFFREY T. & KERRI S. APPLE.
- HICKS & WHEELER LOT LINE ADJUSTMENT – 2 LOTS LOCATED ON OAK HILL DRIVE OFF BUFFALO VALLEY ROAD – MARTY HICKS AND JAMES WHEELER.
- EAGLE SUMMIT PHASE I – 2 LOTS LOCATED AT 345 WEST 8TH STREET AND 350 WEST 9TH STREET – JERRY C. GAW INC., BERNHARDT LLC, AND JEANETTE GAW FAMILY PARTNERSHIP.
- COMBINATION PLAT OF LOT 3 & 7 OF SADDLEBROOK SUBDIVISION, 1 LOT LOCATED AT 535 SADDLE LANE - HEATHER KEITH BUTLER.
- FINAL PLAT OF RESUBDIVISION OF THE WRIGHT HEIRS PROPERTY TRACT 1-A- 1 LOT LOCATED ON EAST BROAD STREET – CATHERINE TERRY WRIGHT.
- NORMAN & MARY KREBS WHITEAKER ESTATE PROPERTY – 2 LOTS LOCATED AT 1376 & 1380 SOUTH MAPLE AVENUE – NORMAN WHITEAKER ESTATE.