

MILLINGTON PLANNING COMMISSION - MINUTES  
CITY HALL CHAMBERS – 7930 NELSON  
Monday, June 17, 2019

**CALL TO ORDER AND ESTABLISHMENT OF A QUORUM**

Alderman Caruthers called the meeting to order at 6:00 pm , and roll call was taken to establish a quorum.

Present:

Mayor Terry Jones

Alderman Mike Caruthers

Leanna Dagen

Brenda Barber

Mr. Hurt, Mr. Park, and Mr. Morgan were absent.

A quorum being present, the following proceedings were held:

**APPLICATION FOR SIGN DESIGN APPROVAL**

Alison's Alcove, LLC – 4792 Navy Road

This property, formerly Plantation Antiques has new owner and management. They are entitled to 82.5 square feet of signage and are requesting a building sign of 78 square feet. They have proposed to use the canvas banner which was put up without a permit, and this is unacceptable. There is also a ground sign, but no information on size or plans for it was included in the application. As submitted, the staff does not recommend approval. It is recommended that the following conditions should be met for the Commission to consider approving it.

1. The building sign must be metal and not canvas
2. The ground sign needs to be removed or resubmitted showing the proposed area of the sign and the proposed signage. In no case can the two signs exceed 82.5 sf. The building sign size needs to be reduced if the current ground sign is retained.
3. The applicant has violated the ordinance by placing vehicles with signage in front of the business. These vehicles shall be removed prior to any sign installation.

David Barzack, owner of Alison's Alcove, addressed the commission and stated that they would not be using the ground sign, and Mr. Goforth said the sign box must be removed if they are not going to use it. He argued that he cannot find anywhere in the ordinance that doesn't allow trucks to be in the front of the road. He also stated that there are illegal banners all over the City . Ms. Dagen said that just because others have illegal signs up that doesn't make it right for others, and the City will deal with those violators on a case-by-case basis. City Manager, Ed Haley, echoed Ms. Dagen's comments by saying that if someone is violating the code, it does not justify another coming in and doing the same thing. Code enforcement is diligently working to enforce rules and clean up the City, and if Mr. Barzack has a list of violators, Mr. Haley would like to see it, and the violators shall be dealt with accordingly, but he expects Mr. Barzack to obey the code also. Ms. Dagen also added that her family has several small businesses in this City, and they have spent a lot of time and money to stay within the code, and even if times it may be uncomfortable and cost more, it is in the best interest of the City. Mr. Barzack asked to be given until the next Planning Commission meeting to meet with the City Planner. Ms. Dagen made a motion to allow the current banner to stay in place until the next Planning Commission meeting on July 15<sup>th</sup>, but at that time, everything needs to be completely up to

code. Ms. Barber seconded the motion, stressing that all of the conditions presented must be met at that time. Unanimous consent to approve.

### **SUBDIVISIONS**

#### KFC Millington – Design Plat

This item will be continued until next month at the request of the developer/architect/owner as they are redrawing the plans.

### **SET BOND AMOUNT FOR RE-SUBDIVISION OF LOTS 1 & 2 OF THE MCCAUGHAN SUBDIVISION**

This is the subdivision located at the southeast corner of Veterans parkway/Navy Road, and the Planning Commission has previously approved the site plan for the fuel/convenience store going in. The public improvements include the extension of a water line along Veterans Parkway to the south property boundary and the construction of a driveway on Veterans Parkway and the widening of a driveway on Navy Road. Total construction estimate is \$103,442.00, and adding 6% inflation costs, it is recommended the Planning Commission approve a bond amount of \$109,649. Ms. Dagen made motion to approve this bond amount; second by Mr. Caruthers; unanimous consent to approve.

### **TRAINING – SUBDIVISION PLAT APPROVALS**

Mr. Goforth provided the commissioners with a copy of the MTAS Publication on the process of Subdivision Plat Approvals which gives specific guidance to the laws involved in the proper subdivision and sale of land.

### **OTHER BUSINESS (as necessary)**

There was some discussion about updating sections of the sign ordinance regarding types of sign material, electronic signs, limiting the number of color, etc. Mr. Caruthers asked Mr. Goforth to review the ordinance and provide some feedback at the next meeting.

Also, Millington Municipal Schools has submitted signs that they want to put all over town, which is not allowed and we have turned down other organizations who have asked to do the same thing to promote events. Mr. Caruthers commented that he felt it would be a mistake to allow them to post an indefinite number of signs for an indefinite time. Any signs should be submitted to the Planning Commission with a limited number of signs and length of time.

There being no further business, the meeting was adjourned at 6:28 pm.

These minutes are approved as of July 15, 2019.

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Chuck Hurt, Jr., Chairman

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Karen Findley, City Clerk