

MINUTES OF REGULAR MEETING
GOODLETTSVILLE PLANNING & ZONING BOARD

Date: April 3, 1995
 Time: 5:30 P.M.
 Place: City Hall

<u>Present:</u>	<u>Absent:</u>	<u>Also Present:</u>	
John Coombs	Charlotte Morris	Bill Terry	Jeff McFall
Pat Lydon	Jim Driver	Claudia Davis	John O'Malley
Mary Ann Gourley		David Wilson	Ricky Ray
Gary Webster		Charlie Lowe	Charles Costanza
Jim Hitt			
Jim Thomas			
Bobbie Ann Wilson			

The meeting was called to order by Chairman Coombs, and prayer was offered by Pat Lydon. Minutes of the previous meeting were approved as submitted.

Item 1 (#1-95), to consider the request of Lynn Anderson to rezone from Agriculture to Residential and subdivide property of Matthews Estate, Sumner County Map 141, Parcel 7. This item was deferred as Ms. Anderson was not present.

Item 2 (#4-95), to consider the request of Charles Costanza for approval of amendment to plat of Lot 22, High Ridge Estates to change the building envelope, Sumner County Map 143G, Parcel 2300.

Mr. Costanza wants to build a large home on this lot which does not fit into the approved building envelope. The developer established a 40' setback line on Mason Circle and a 30' setback from Mason Lane. The minimum setback required by our zoning is 30'. Mr. Costanza needs an amendment of the 40' setback line, and a variance for other encroachments of the minimum setback lines to accomodate the proposed home.

Mr. Jeffrey McFall and Mr. John O'Malley, homeowners of the adjoining Lots #21 and #23, expressed concerns about the style of the home proposed on Lot 22 and other concerns about visibility to the home on Lot 23 and potential drainage runoff from Lot 22. The restrictive covenants of this development require approval of proposed plans and specifications by a named committee. This committee has since dissolved. Chairman Coombs informed the board and the property owners that the Planning Board does not regulate architecture or any portion of the restrictive covenants of an individual development, unless there are violations to the ordinances of the City. He further indicated the issue before the board was to consider the plat amendment request.

Mr. Costanza informed the board he could alter the plans to make the home fit the building envelope if the board would agree to an amendment of the 40' setback on Mason Circle and to reduce this setback to 30'. Charles Lowe noted from an engineering standpoint that the 40' setback was established to be consistent with the cul-de-sac radius of the curvature and to keep the homes aligned.

Jim Hitt noted he had made a visual inspection of this lot and is concerned about the visibility of Mr. McFall's home on Lot 23. Mr. McFall's home is on the

receiving end of Lot 22 and he is concerned that the size of Mr. Costanza's home, 2600 square feet, and that the required excavation would cause additional runoff. Charles Lowe indicated the developer has an obligation to collect the water to convey the drainage to the rear of the lots to the utility easements with appropriate property line ditches. Mr. Costanza indicated he would carry out whatever requirements the City Engineer would make on his lot.

Pat Lydon expressed concern that if the setback is changed for this lot that the other vacant lots would also want to change their setback lines.

Mary Ann Gourley made a motion to reject the request for a plat amendment. Jim Hitt seconded the motion and the board unanimously approved.

Item 3 (#9.80), to discuss zoning revisions related to outside storage in commercial districts.

This discussion is a continuation from last month to determine the boards feelings about outside storage and outside display. Bill Terry noted there is a provision in our zoning ordinances that outside storage is prohibited in certain circumstances. The ordinance does not properly define differences in storage and display. The intent of the board when the outside storage ordinance was written was directed to industrial type outside storage and does not address retail type outside storage

Slides were shown of various retail stores which have goods on display for sale in front of their stores. Bill Terry noted he has not completed research on this with other municipalities to look at their policies on this matter.

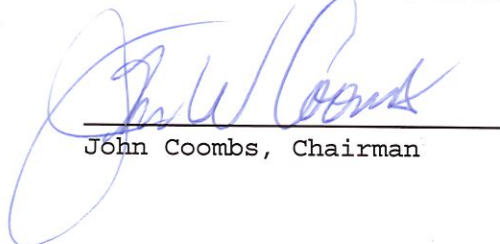
John Coombs expressed the outside "displays" should not encroach on the sidewalks and right-of-ways. There is a question about how these displays within parking spaces effect the parking requirements. Jim Thomas expressed that any display which impedes safety and security access should be addressed in the ordinance.

Mary Ann Gourley offered the suggestion that any goods which could feasibly be taken inside at the store's closing might be considered display rather than storage. Pat Lydon suggested there would need to be defined policy about seasonal goods such as garden supplies and plants. These would constitute both storage and display such as K-Mart's plants, etc., in their parking lot.

Jim Hitt suggested a percentage of the sidewalk could be used for display. Gary Webster indicated there should be a minimum width of sidewalk free of any display. Bill Terry added there would need to be a setback distance from the street. Mary Ann Gourley indicated another issue to identify would be outside vending machines. John Coombs added that trailer storage should be addressed.

Pat Lydon made a motion to adjourn. Jim Thomas seconded the motion. The meeting adjourned at 6:05 P.M.


Claudia Davis, Secretary


John Coombs, Chairman