

**Graysville Municipal Planning Commission**  
**Graysville Municipal Building**  
**June 13, 2013 6:00 p.m.**

**Call to order by Chairperson**

Prayer led by Commissioner Andy Beene  
Pledge led by Chairperson Kay Thurman

**Roll Call:**

|                               |         |
|-------------------------------|---------|
| Mayor Ted Doss                | Present |
| Chairperson Kay Thurman       | Present |
| Vice Chairperson Linda Kaylor | Absent  |
| Secretary Susan Miles         | Present |
| Commissioner Andy Beene       | Present |
| Staff Planner Michael Frixen  | Present |

**Approval of May 28, 2013 Commission Minutes**

A motion to accept the May 28, 2013 minutes was made by Mayor Doss; 2<sup>nd</sup> by Commissioner Beene. Motion carried 4-1. Susan Miles abstained not at meeting.

**Old Business**

**Emergency Weather Siren**

Mayor Doss "I had a meeting called for the CCC board, they informed me the state regulates the money 911 has it can't be used for anything like a siren; however they pointed me in the direction of homeland security. I'm going to have Michelle draw up a letter for them."

**Site plan for 1533 Rhea County Highway owner Adam Sims**

Chairperson Thurman "Has anyone heard from Adam?"

Staff Planner Frixen "I talked to Michelle and we haven't seen anything come thru concerning the property, or it being relocated to the other location. There should be a time limit for the site plans to be turned in to us, his site plan should have been turn in to begin with almost two months ago. Now the firework stand is gone so there should be no reason why it can't be moved."

Mayor Doss "I think he was waiting to see if we were going to approve it before he paid to have it moved again."

Staff Planner Frixen "To do that we will have to have the site plan turned in. If it's not turned in by next meeting we will have to look at some other actions."

Mayor Doss "He did have someone clean it up, everything has been cleaned on it but the roof still needs to be cool sealed."

Chairperson Thurman "He has got a lot of irons in the fire, he's probably just distracted, but he has to get on it."

Mayor Doss "We can ask Michelle to contact him and let him know we need it turned in with a 30 day period."

Chairperson Thurman "What would be the consequences if he were to not to?"

Staff Planner Frixen "I looked in the ordinance and at a minimum there could be anywhere between a two dollar to a fifty dollar per day fine. Or the city could have it moved back out of city limits due to him never submitting a site plan."

Mayor Doss "I would like to suggest, and I don't know why my neighbors are here but to keep them from sitting thru the rest of meeting we jump ahead and let them speak."

Mrs. Margie Johnson "I live at 297 Red Maple Street and I'm wanting to put a double wide trailer on my land so I was needing to see about getting a permit to do that."

Mayor Doss "Normal procedure is coming in talking to Michelle to see if it is zoned for that."

Mr. Leon Johnson "She (Michelle) said we would have to sub divide the property and Margie called her mortgage company and they said they would send a letter saying she could divide it, now we need to see what all the setbacks are septic, gas, water, power and what it would take to get this in motion."

Chairperson Thurman "I think the proper place to start would be for you to go Michelle."

Mr. Leon Johnson "We have talked to her on three different occasions and she said pretty much for us to come to this meeting. We have a map and the dynamics of the trailer."

Chairperson Thurman "Where is this?"

Mayor Doss "She is on the left hand side of the corner of Red Maple and College Street."

Staff Planner Frixen "The zoning ordinance says there can only be one structure per lot. I can get you a surveyor's name. I will call you tomorrow once I talk to Chad in our office."

Chairperson Thurman "I have read the proposed changes to zoning both involving signage, bed in breakfast and commercial structures. When I first read about the signage it occurred to me on the main street of Graysville, we have abandoned chairs sitting out and still a mess along the way and those apartments on the left of Bridge Street is a mess. I don't know who owns them."

Mayor Doss "Hiram's Green son is who I see down there. To be honest with you it is just an awful property. But when he receives a letter he goes down and they clean it up. I think our major problem is not getting to ride the roads to make the list, it takes every two weeks to get out and ride them an hour and fifteen minutes to hit every street in Graysville city limits."

Chairperson Thurman "But most every street in Graysville looks better than the main street. As your coming in the south side of Graysville it's a terrible mess. I'm not complaining about the city, or the guys who do the grunt work they work themselves to death and everyone involved in the city volunteers they all do a phenomenal job; Michelle does an phenomenal job. When we have absentee owners of rental property we need to hold them to accountable too."

Mayor Doss "I asked Mr. Hixson the other day if he had any prospects yet, he said he has gotten a lot of calls but when he tells them he has to do a credit check for a non-refundable thirty dollars they hang up. However he has gotten two that have been approved just waiting to get in there."

Chairperson Thurman "The main street is the image everyone sees as Graysville. That's what everyone measures us by."

Staff Planner Frixen "Mayor did you talk to the school board about the rain garden?"

Mayor Doss "Yes I did, they approved it with a 100% vote and are going to do a letter head for you."

Chairperson Thurman "I'm lost on that, what are you talking about?"

Staff Planner Frixen "We applied for a rain garden for out front of city hall a couple months ago and didn't get it so we went back and tied more educational ideas with it. So we are looking at doing one at the school."

Chairperson Thurman "Are we going to do it at our school? We have a really good team over there."

### **New Business**

#### **Proposed Amendment to the Zoning to regulate bed and breakfast lodging**

A motion to accept the Proposed Amendment to the Zoning to regulate bed and breakfast was made by Commissioner Beene; 2<sup>nd</sup> by Mayor Doss. Motion carried 4-0.

#### **Proposed Amendment to the Zoning to prohibit mobile homes within C-1 commercial and mixed use town center zoning districts**

A motion to accept the Proposed Amendment to the Zoning to prohibit mobile homes within C-1 commercial and mixed use town center zoning districts was made by Commissioner Beene; 2<sup>nd</sup> by Mayor Doss. Motion carried 4-0.

#### **Proposed Amendment to the Zoning to regulate signs, billboards, and other advertising structures**

A motion to table Proposed Amendment to the Zoning to regulate signs, billboards, and other advertising structures for review and tweaking was made by Chairperson Thurman; 2<sup>nd</sup> by Secretary Miles. Motion carried 4-0.

A motion to adjourn was made by Mayor Doss; 2<sup>nd</sup> by Secretary Miles. Motion carried 4-0.

Submitted by: Amanda Sulcer

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Chairperson Kay Thurman

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Secretary Susan Miles

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Date