**City of Millersville Planning Commission**

**Meeting Minutes**

**Tuesday, November 15, 2022 at 4:30 P.M.**

**at Millersville City Hall**

The Millersville Planning Commission held their regular monthly meeting at Millersville City Hall on Tuesday, November 15, 2022with the following board members present: Lincoln Atwood, Chairman; Deborah Chadwick, Vice Chairman; Larry Petty, Secretary; Members: David Gregory, Kim Fry-Johnson, Winston Templet and Deborah Wade; City Planner Charlie Pieri and Recording Secretary Amy Hutchison.

1. Call to Order.

Chairman Atwood called the meeting to order at 4:31p.m.

1. Invocation and Pledge to the Flag.

Member David Gregory gave the invocation followed by the Pledge to the Flag of

the United States also led by Member Gregory.

3. Roll Call.

 Secretary Petty called the roll of the Planning Commission. There was a full quorum.

 **Member Gregory made a motion to amend agenda Item #9 to add GNRC discussion and move original Item #9 to Item #10 and original Item #10 to Item #11, seconded by Member Templet. (Vote 7 yea – 0 nay.). Motion carried.**

4. Approval of minutes

 a. November 15, 2022

 **Vice Chairman Chadwick made a motion to approve the minutes from the November 15, 2022 Planning Commission meeting, seconded by Member Templet. (Vote 7 yea – 0 nay.). Motion carried.**

5. Public Comments – Limited to 2 minutes per person

 a. Rezone of 1785 Louisville Highway from split districts consisting of ER & HC (Estate Residential and Heavy Commercial) to all HC (Heavy Commercial).

 Dan Bloodworth - developer, 125 Happy Hollow Rd. – explained to the Commission that the site would be built for wholesale and mostly retail businesses. He stated that he would like to bring business to the City.

 b. Plat Approval for Bethel Ridge Subdivision Phase #2

 There were no comments.

Chairman Atwood closed Public Comments.

6.1785 Louisville Highway

 a. Rezone from split districts consisting or ER & HC (Estate Residential and Heavy Commercial) to all HC (Heavy Commercial).

 Mr. Charlie Pieri gave an overview of the case summary. He advised that staff recommends.

 Member Templet voiced his concerns regarding the homes located in close proximity to this location. He is concerned that this re-zoning will open it up to businesses that are not desirable to the residents in this location. He feels that this should be re-zoned to General Commercial instead of Heavy Commercial. Mr. Andrew Pieri advised the Commission that even if the zoning changes are not approved, he can still erect the building.

 **Member Gregory made a motion to approve the rezoning of 1785 Louisville Highway from split districts consisting of ER & HC (Estate Residential and Heavy Commercial) to all HC (Heavy Commercial), seconded by Vice Chairman Chadwick. (Vote 3 yea – 4 nay, with Chairman Atwood, Vice Chairman Chadwick, Secretary Petty and Member Templet voting no.). Motion failed.**

7. Bethel Ridge Subdivision

 Mr. Pieri gave an overview of the case summary. He stated that staff recommends.

 **Vice Chairman Chadwick made a motion to approve the plat approval for Bethel Ridge Subdivision, seconded by Member Gregory. (Vote 6 yea – 1 abstention, with Member Templet abstaining.). Motion carried.**

8. General Discussion 203 Flat Ridge Road.

 Mr. Pieri gave an overview of the proposed development for 203 Flat Ridge Road. He stated that staff does not recommend.

 Brian Escue, 309 Flat Ridge Rd. – stated that he would like to preserve the property to keep it agriculture. He stated that he has lived in the City his entire life. He would like to see more businesses in Millersville. He stated that this project will not be seen from the road and the traffic would be minimal. The project would mostly be for storage purposes and a fence would only be erected around the building itself.

 The Commission discussion stated that they would not approve this facility. Mr. Andrew Pieri advised Mr. Escue that he could have attorney research the zoning to see if there are other options.

9. GNRC Presentation

 The Greater Nashville Regional Council presented to the Planning Commission the make-up of the Master Plan and the process of how it works.

10. Commissioners Comments

 There were no comments.

11. Adjournment.

 **Secretary Petty made a motion to adjourn, seconded by Member Gregory.**

 **(Vote 7 yea– 0 nay.). Motion carried.**

**Meeting adjourned at 5:33 P.M.**

 Respectfully submitted,

 Amy Hutchison

 Recording Secretary