

Town of Seven Devils
Planning Board Minutes
Regularly Scheduled Organizational Meeting
August 20, 2012

The Seven Devils Planning Board met on Monday, August 20, 2012, at Town Hall. Chair Butch McLean called the meeting to order at 5:30 p.m. Members present were George Ehlinger, Bob Haugh, Mike Tarlton, and Frank Sell. Members Barry Isquith and Barbara Williams were absent. Town Manager / Zoning Administrator Ed Evans was also present. The minutes were recorded by Sara Miller, Town Clerk.

Adopt Agenda

Member Sell made a motion to adopt the agenda. Member Ehlinger seconded the motion. The members agreed unanimously.

Approve Old Minutes – June 18, 2012

Member Tarlton made a motion to approve the minutes. Member Haugh seconded the motion. The members agreed unanimously.

Citizen Comments

-None-

Administrative Comments

Town Manager Evans commented that the new Oxner Home on East Rocky Top has been completed and expects a CO to be issued very soon. Evans also stated a building permit was issued for a new home on Alpine Drive, as well as a permit for a 2,300 sq. ft. addition to a home on E. Rocky Top.

Old Business

Fire Pits—After discussion the Planning Board Members decided to use Town Manager Evans' list of recommendations for fire pits, modifying #3 to say no construction materials. There will be a form and a permit for construction of the fire pit. The building requirements are as follows: the fire pit must be on a horizontal surface; it must not be over 3 ft. in diameter, and must have a 2 ft. deep fire box, whether buried or unburied; it must be covered with an appropriate spark guard; and the fire cannot be any higher than 2 ft. Citizen Larry Fontaine of 127 West Rocky Top recommended discussing the liabilities of these fire pits with Rob Angle, the Town Attorney. Member Tarlton made a motion to recommend these rules and requirements for fire pits to Town Council. Member George Ehlinger seconded the motion. The members agreed unanimously. ~**CLOSED**~

Tree Protection—Town Manager Evans recommended a few minor changes to be made to the proposed UDO in the section dealing with Tree Protection. In the section titled "Tree Removal Prohibited," Evans suggested removing the word "live" so that any tree needing removal must have an approved permit. Also, to the same section, to add "within any zoning district," to allow deleting a long section dealing with permits required in certain zoning districts. Evans recommended changing Section D4 by adding: "observing proper trunk spacing in accordance with best management practices." He stated this would allow for different varieties of trees, which require different canopy spaces and different trunk spaces. Member Haugh states that this is a good practice, that the inspection and permitting process makes things run smoother. Town Manager Evans asked the Board's opinion about tree replacement for cutting non-permitted trees. He stated that a residence could already have too many trees, and forcing more to be planted could have further negative effects. The Board decided that this will be up to the Zoning Administrator's judgment and that the wording should be "are subject to a requirement", leaving room for inspection by the Zoning Administrator. Member Tarlton pointed out that "\$500 **per tree**" needs to be added to the "Penalties Defined" section. Member Haugh moved to recommend these changes to Town Council. Member Tarlton seconded the motion. The members agreed unanimously. **~CLOSED~**

New Business

Planning Board Meeting Schedule—Town Manager Evans told the board that there has been discussion about moving Monday meetings to Tuesdays. He asked for the opinion of the Board. Chair McLean and Members Sell, Haugh, and Ehlinger have no preference between Monday and Tuesday. All Members decide that if the Council wishes to move Monday meetings to Tuesdays, they are fine with the move. Member Sell made a motion to recommend the meeting schedule change if the Council so desired, followed by a second from Member Haugh. The members agreed unanimously. **~CLOSED~**

Appointments—Town Manager Evans stated that four members have terms expiring on the last day of the year including Members Barry Isquith, Mike Tarlton, Frank Sell, and Chair Butch Mclean and that members who want to continue to serve need to fill out an application. Additionally he stated that the opportunity will be advertised to citizens for their interest in serving and that recommendations from the Planning Board will need to be made by November for the December Town Council meeting. **~OPEN~**

Board Member Comments

-None-

Adjourn

Member Ehlinger made a motion to adjourn at 6:55 PM. Member Haugh seconded the motion. The members agreed unanimously.


Butch McLean, Chairman


Sara Miller, Town Clerk