

OFFICIAL MINUTES
McKENZIE MUNICIPAL-REGIONAL PLANNING COMMISSION
21 NOVEMBER 2017
MCKENZIE MUNICIPAL COMPLEX @ 3:00 P.M.

I. Call to Order:

- a. The Meeting was called to order by Chairman Dean Robb at 3:15 P.M.

II. Roll Call/Establish of Quorum:

a. Quorum Present

- i. **MMRPC:** Chair, Dean Robb; Vice Chair, Bobby Young(3:25PM; Charles Pruneau, City Council Liaison; Secretary, Garlon Prewitt; Peggy Kee
- ii. **Absent:** Ken Mitchum, Jill Holland (Attending State Conference)
- iii. **Planning Staff:** Shelton I Merrill, SWTDD Regional Planner
- iv. **Other:** None
- v. **Media:** None

III. Review and Approval of Agenda: 21 November, 2017

- a. **Motion by: Peggy Kee Second By: Charles Pruneau Passed: 4-0 (3 absent)**

IV. Review and Approval of 24 October, 2017 Minutes:

- a. **Motion by: Peggy Kee Second By: Garlon Prewitt Passed: 4-0 (3 absent)**

V. Old Business: Any properly presented old business:

- a. Land Use Map to be finalized by January/February meetings. Zoning concerns include designating the Lassiter/Moore properties bordering Magnolia Ave., Railroad St. & University Dr. as residential with the Mosley Feed Mill & Storage Shed properties bounded by University Dr. & Forrest Ave. remaining light industrial.
- b. Further Land Use issues will be reviewed in December & January prior to submitting an updated map for approval.

VI. New Business: Any properly presented new business: Review Zoning Ordinance concerning Commercial Vehicle Parking:

- a. Zoning Ordinance Options include:
 - 1) B-3 Central Business District;
 - 2) B-1, B-2, B-3, B-4 & O/R Districts; or
 - 3) All Districts.
- b. Other items suggested & discussed;
 - 1) Effect on business revenue;
 - 2) Weight limits including tractors, trailers, hitches & other auxillary/associated equipment; forklifts, etc.
 - 3) Delivery/pickup; time limits & locations restrictions;
 - 4) Trailer uses, storage or other reasons;
 - 5) Noise limits;
 - 6) Enforcement consideration & responsibilities;
 - 7) Traffic safety issues;
 - 8) Revenue generated by parking.

- d. Motion to approve the amended ordinance:**

VII. Other Business: Municipal Reports:

- i. **Dollar Tree/Family Dollar**: Correspondence between the Dollar Tree Construction Projects Manager and Mayor Holland “A after numerous attempts to get action on the Dollar Tree/Family Dollar Store construction on Highland Ave. some minor progress (drywall & ceiling light fixture installation) and received a promising letter from the Dollar Tree Construction Manager committing to make good progress within the next 60-90 days. If the former contractor does not perform, the Dollar Tree Construction Manager has committed to formulate another plan of action.
- ii. **2017 Community Change Micro Grant**: An application for a \$1200 Built Environment & Health Grant was submitted to the county for the purpose of installing a drinking fountain along the walking path near Bethel University or other worthy health related projects. Garlon Prewitt will keep the city informed as to the progress of this application.

- VIII. Meeting Dates and Adjournment:**

IX. Adjournment:

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Information Addendum: Local expansions/investments/projects:

City of McKenzie: Sidewalk grant, project basically complete. Landscaping & sod in place.

City of McKenzie: Demolition underway of former Southern Biological building on Euclid Ave.

McKenzie/Henry County: Republic Doors & Frames (recently acquired by Dublin, Ireland based Allegion Americas, \$4.5 million for updating and modifying equipment for additional production capacity & additional 70 employees. 2020 completion.

Huntingdon/Carroll County: Swedish-based Granges \$110 million for expanded light foil aluminum rolling operations capacity, 100 additional employees. Globally Granges has 1,600 employees. 2019 completion.

Humboldt, Gibson County: Tyson Foods \$300 million for a new chicken production complex to produce pre-packaged chicken packages for the retail trade, 1,500 additional employees. 2019 completion.

Union City, Obion County: Tyson Foods \$84 million for expansion, 300 additional employees. 2018 completion.