

SUMNER COUNTY ZONING BOARD OF APPEALS

MINUTES

6:00 P.M.

DECEMBER 9, 2010

**SUMNER COUNTY ADMINISTRATION BUILDING
COMMITTEE MEETING ROOM # 112
355 N. BELVEDERE DRIVE
GALLATIN, TN 37066**

**MEMBERS PRESENT:
MARK MCKEE JR., CHAIRMAN
BRUCE RAINEY, VICE-CHAIRMAN
SANDY WEBSTER
DON DICKERSON**

**MEMBERS ABSENT:
JAMES COLE
MARSH RAGLAND**

**OTHERS PRESENT:
GARY L. HAMMOCK, DIRECTOR OF CONSTRUCTION AND DEVELOPMENT
LISA DUNAGAN-DIORIO, ADMINISTRATIVE ASSISTANT**

Motion to approve the November minutes by Ms. Webster, seconded by Mr. Dickerson. Motion passed unanimously.

1. **LYNN AND EDWARD SEKULA**-They were requesting a continuation of the conditional use permit they received on December 11, 2008. The conditional use permit was to operate an auto paint and body shop. Subject property is located at 390 Rock Bridge Road, Portland, Tn., is on tax map 83, parcel 40.01 and is zoned agricultural.

The adjoining property owners were notified by regular mail.

Mr. Sekula came forward to represent and explain this request.

Chairman McKee opened the floor for the public hearing. There was no one present to speak for or against. The public hearing was then closed.

Mr. Hammock passed around pictures of Mr. Sekula's site that were taken earlier in the morning, which showed everything was in compliance. He also explained that his office has not received any complaints on this operation.

There was discussion.

Motion to continue this conditional use permit for two more years by Mr. Rainey, seconded by Mr. Dickerson. Motion passed unanimously.

2. **JOSEPH GORE**-He was requesting a continuation of the conditional use permit they received on December 9, 2010. The conditional use permit was to repair and/or store ladder supplies and tools for his ladder repair business in two existing buildings on his property. Subject property is located at 2911 Highway 25, Cottontown, Tn. , contains 1 acre, is on tax map 74, parcel 123, and is zoned agricultural.

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The adjoining property owners were notified by regular mail.

Mr. Gore came forward to represent and explain his request.

Chairman McKee opened the floor for the public hearing. There was no one present to speak for or against.

Mr. Hammock passed around pictures of Mr. Gore's property. Mr. Hammock pointed out that there were some screws, rivets, etc. in a small area on the ground inside the fence. Mr. Hammock stated that his office has not received any calls from the surrounding property owners.

Mr. Gore explained that he cleaned up everything that was outside of the fence. No one comes inside the fence.

Mr. Rainey stated that he was not happy with the state of repair that the fence is in. The original motion stated that the fence would be nice looking cedar six (6) foot plank privacy fence . The motion implied was to keep the fence in good state of repair.

Mr. Gore stated that he assumed that he was referring to the gate as needing to be repaired, which was blown off by the wind.

Mr. Gore replied to Mr. Rainey that the wind blew some of the fence down a good while ago.

There was discussion about the fence not being in good repair.

Motion by Mr. Rainey to continue this conditional use permit for two years with all the previous conditions remain in place and with an added condition that the fence be kept in a state of constant good repair. And as part of the motion I would like for Mr. Hammock to check on the fence in thirty days, take pictures, and then bring this item back to the Zoning Board of Appeals to verify that this fence is in good repair. If this fence is not in good repair, this operation will be suspended, seconded by Mr. Dickerson. Motion passed unanimously.

3. **JOSEPH AND KRISTINNA MAROWSKI**-They were requesting a conditional use permit to operate a private counseling practice in their home for children, families, and adults. The hours of operation will be evenings and weekends with an estimated five (5) to ten (10) clients initially. They are not requesting permission for any signs, nor will there be any employees. These sessions will be by appointment. Subject property is located at 108 North Nikki Drive, Portland, Tn., is on tax map 53E, Group A, Parcel 7.00, being lot 19 of the Sumner High Point Subdivision, and is zoned agricultural.

This is a public hearing and was advertised in the Gallatin News Examiner on November 24, 2010. The adjoining property owners were notified by certified mail.

Joseph and Kristinna Marwoski came forward to explain and represent this request.

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Chairman McKee asked who she would be counseling children, adults?

Ms. Marwoski replied to Chairman that she will counsel predominately families, but added she will counsel adults.

Chairman McKee opened the floor for the public hearing. There was no one present to speak for or against.

Mr. Hammock passed around pictures of the site.

Mr. Rainey asked Ms. Marwoski if she had in fact checked the subdivision restrictions concerning this business.

Ms. Marwoski stated that she had checked and this was not in violation of the subdivision restrictions.

There was discussion.

Motion for approval for two years by Mr. Rainey, seconded by Mr. Dickerson. Motion passed unanimously.

MEETING ADJOURNED AT 6:15 P.M.

