

CITY OF LAFOLLETTE PLANNING COMMISSION
207 SOUTH TENNESSEE AVENUE
LAFOLLETTE, TN 37766
PHONE: (423) 562-4961 FAX: (423) 563-0703

Chairman:
Joe Bolinger

Vice Chairman:
Eddie Wheeler, Jr.

Commission Members:
Mayor Michael Stanfield
Mark Hoskins
Dewayne Gibson

Codes Officer:
Jeff Duncan

PLANNING COMMISSION AGENDA
THURSDAY, MAY 27, 2021 AT 4:30 PM

- 1.) Call meeting to order.
- 2.) Approval of Minutes for:
 Planning Commission Meeting on April 22, 2021
- 3.) Comments from citizens.
- 4.) Approval for amending R-1 Zoning Ordinance.
- 5.) Adjournment

BOARD OF ZONING APPEALS AGENDA
THURSDAY, MAY 27, 2021 AT 4:30 PM

- 1.) Call meeting to order.
- 2.) Approval of Minutes for April 22, 2021
- 3.) Comments from citizens
- 4.) In Home Occupancy within city limits located at 105 Regan Lane. Map: 094J-A-Parcel 054.00—Property is zoned an R-2 High Density Residential District. Applicant Jessica Sanford
- 5.) Rezone lot from residential to commercial within city limits located at 312 North Indiana Avenue. Map: 085K-D-Parcel 063.00 Property is zoned an R-2 High Density Residential District. Applicant Jeff Lobertini
- 6.) (Air B&B--home rental) In Home Occupancy at 523 North 9th St. Map: 085O-A-020.00---Property is zoned an R-2 High Density Residential District. Applicant Bobby Carroll

7.) (Part-time Air B&B—home rental) In Home Occupancy within the city limits at 113 Mohawk Lane. Map: 094F-B-Parcel 006.00---Property is zoned an R-1 Low Density Residential District. Applicant Jeanne & Stephen Huett

8.) (Informal Consultation) In Home Occupancy (Air B&B---Rental Home) within City Limits Rental home located at 106 Blue Drive. Map: 094F-B-011.00---Property is zoned an R-1 Low Density Residential District. Applicant Larry Wagner

9.) Adjournment.

**FAIR HOUSING AGENDA
THURSDAY, MAY 27, 2021 AT 4:30 PM**

1.) Call meeting to order.

No business having been scheduled for Thursday, April 22, 2021, therefore, no minutes to approve.

2.) No business is scheduled.

3.) Adjournment

**CITY OF LAFOLLETTE
REGIONAL PLANNING COMMISSION
MEETING MINUTES
Tuesday-May 27, 2021**

MEMBERS:

Chairman: Joe Bolinger

Vice-Chairman: Eddie Wheeler, Jr.

Commission Members:

Michael Stanfield
Mark Hoskins
Dewayne Gibson

Secretary: Eddie Wheeler, Jr.

Codes Officer: Jeff Duncan

MEMBERS ABSENT: Mark Hoskins

LaFollette City Administrator: Stan Foust

LaFollette Staff Reporter: Donna Weaver

OTHERS PRESENT:

LaFollette City Administrator: Stan Foust
Jeff Lobertini
Jessica Sanford
Bobby Carroll
Larry Wagner
Debbie Henegar

Lindsay Hutson (WLAF)
Eva Herinkova (LaF P)
Michael Hutson
Stephen Huett
John Turnblazer
Brenda Hicks

CITY OF LAFOLLETTE REGIONAL PLANNING COMMISSION MEETING:

- 1.) Call meeting to order:** Mr. Bolinger called the meeting to order at 4:30 pm. Mr. Bolinger stated they did have a quorum.
- 2.) Approval of minutes for May 27, 2021:** Chairman Bolinger asked for the approval of the minutes. Mayor Stanfield made the motion to accept the minutes, Mr. Gibson made the second. Chairman Bolinger requested roll which was as follows:

Mr. Gibson----- Yes
Mr. Hoskins----- Absent

Mayor Stanfield----- Yes
Mr. Wheeler----- Yes

3.) Comments from citizens:

1. Mr. John Turnblazer who was there in place of his son at 112 Mohawk Lane because his son couldn't be there due to driving a truck and being at work. He stated that he had something to say concerning the Air BNB that was on the agenda. Mr. Turnblazer stated that for the last few months the people that were coming in with their side by sides had been running up and down the streets like crazy. Mr. Turnblazer also stated some of the things the renters had done and stated he was worried about his grandkids. He also stated that he did not want the planning commission to vote for these people to be allowed to come in and ruin the neighborhoods of LaFollette.
2. Mr. Turnblazers son's mother-in-law was there in place of her daughter. She stated she had two grandkids that lived on the street and had a letter written from her daughter due to her daughter the owner of the house being at work. (A copy of the letter is attached to the end of the meeting minutes.) She stated that it was a dead end quite street, but it was not any more. She stated that she asks the planning commission to take into consideration she has always lived here and worked for the City of LaFollette Electric Department for almost twenty-seven (27) years. She asked for the planning commission to take into consideration the people that actually live here.
3. Debbie Henagar at 108 Mohawk Lane spoke up and stated that she has lived there twenty (20) years and has never had to call the police until recently. The renters are constantly zooming by on their side by sides. She stated that she did not like it. She raised her daughter there and it was always quiet and you could sit on the porch, now she dreads coming home on Thursdays and Fridays because she knows that's what she's going to have to look at when she pulls down her street. She stated it was heartbreaking.
4. The owner of 113 Mohawk Lane, Stephen Huett spoke up stating that he felt like a pretty vial picture had been painted concerning the rental property. He stated that he could lower the number of guests or they could refuse guests if they did not abide by the rules. He also stated that he had applied for a license and that was what he was here for. He stated they had the State Fire Marshall guy there telling him what he needed to do and they had begun fixing the stuff. He stated they had cameras around the house and would not put up with some of the things that was told had happened there.
5. The spokeswoman for Liberty Lodge at 1205 Loop Road spoke up stating that most of her renters were people that wanted to have fun. She stated that they told renters about the local stores and places to visit. Stanfield stated that there were just a few streets that what were open to the side by sides, and four-wheelers, yet they seen them on the four lane which was prohibited.

Mr. Turnblazer asked permission to speak again, and stated that the owners made it sound how great it was about the people on Mohawk Lane the residents were suffering. Mr. Turnblazer stated that the renters couldn't do what they were here at home and that's why they came here. Mr. Turnblazer stated that the picture they painted was not how it really was.

4.) Approval for amending R-1 Zoning Ordinance: Chairman Bolinger made the statement that it needed to be approved and sent on to council. Mr. Bolinger asked what was the pleasure of the council. Mr. Stanfield made the motion; Mr. Gibson made the second. Chairman Bolinger requested roll which was as follows:

Mr. Gibson----- Yes
Mr. Hoskins----- Absent

Mayor Stanfield----- Yes
Mr. Wheeler----- Yes

Motion Carried

Mr. Bolinger asked Stan Foust if he had anything to add. Mr. Foust stated he did not. Mr. Bolinger replied meeting adjourned. Mr. Wheeler made the motion, Mr. Gibson made the second. Mr. Bolinger adjourned the meeting.

BOARD OF ZONING APPEALS

1.) Call Meeting to order: Chairman Bolinger requested roll call which was as follows:

Mr. Gibson----- Yes
Mr. Hoskins----- Absent

Mayor Stanfield----- Yes
Mr. Wheeler----- Yes

2.) Approval of Minutes for March 25, 2021: Chairman Bolinger asked for approval of the minutes for March 25, 2021. Mr. Hoskins made the Motion to accept. Mr. Gibson made the second. Mr. Bolinger requested roll call which was as follows:

Mr. Gibson----- Yes
Mr. Hoskins----- Yes

Mayor Stanfield----- Yes
Mr. Wheeler----- Yes

Motion Carried

3.) Comments from Citizens: Mr. Bolinger stated they had done had those.

4.) In Home Occupancy within city limits located at 105 Regan Lane, Map: 094J-A-Parcel 054.00. Property is zoned an R-2 High Density Residential District. Applicant Jessica Sanford.

Mr. Duncan spoke up and stated that he had just a couple of questions. Mr. Duncan stated that the business was a pick up only and in way of traffic by appointment only. Ms. Sanford stated yes, and it was by appointment only. Mr. Foust stated there was not going to any signage or anything like that. Ms. Sanford stated no. Mr. Bolinger asked what was the pleasure of the

council. Mr. Stanfield made the motion to approve. Mr. Gibson made the second. Mr. Bolinger requested roll which was as follows:

Mr. Gibson----- Yes
Mr. Hoskins----- Absent

Mayor Stanfield----- Yes
Mr. Wheeler----- Yes

Motion Carried

5.) Rezone lot from Residential to Commercial within city limits located at 312 North Indiana Avenue. Map: 085K-D-Parcel 063.00. Property is zoned an R-2 High Density Residential District. Applicant: Jeff Lobertini

Chairman Bolinger stated that you could not do just one lot, that would be spot zoning. Mr. Duncan stated that he would like to recommend that they do the two lots that are on North Indiana. Chairman Bolinger stated that would be a total of three lots. Mr. Duncan agreed. Mr. Stanfield stated he would make the motion; Mr. Gibson made the second. Chairman Bolinger requested roll which was as follows:

Mr. Gibson----- Yes
Mr. Hoskins----- Absent

Mayor Stanfield----- Yes
Mr. Wheeler----- Yes

Motion Carried

Mr. Foust asked if the motion was for Mr. Duncan to proceed, that he would have to notify everyone within a two hundred radius of the property prior to, because they will have to do a Public Hearing Meeting, and do it by ordinance beforehand. Letters would have to be sent out by Certified Mail.

6-8) Air BNB: Chairman Bolinger stated all three items were the most discussion they had in the meeting tonight. Mr. Pack the Fire Chief of LaFollette Fire Department stated that he would like to submit a letter. Chairman Bolinger read the letter aloud stating he had submitted for all three properties to be inspected by Tennessee State Fire Marshals Office. Mr. Pack stated that he would like the Planning Commission to table the vote until he had gotten word back from the Fire Marshal's Office after the inspection. Mr. Pack stated that he should have the report back in a couple of weeks. Mr. Wheeler stated that was a good idea. Chairman Bolinger asked if he had a motion to table. Mr. Stanfield made the motion, Mr. Gibson made the second.

Chairman Bolinger requested roll which was as follows:

Mr. Gibson----- Yes
Mr. Hoskins----- Absent

Mayor Stanfield----- Yes
Mr. Wheeler----- Yes

Motion Carried

Mr. Foust asked if he could add something in regards to the matter. Chairman Bolinger said yes. Mr. Foust stated as City Administrator he had received multiple calls regarding the Air BNB's, in regards to people riding on streets that were not designated, kids riding them without helmets, running through neighborhoods, that he had actually heard it because people he had spoken with you could hear them. Mr. Foust stated that he had instructed LaFollette Public Works to sign every street that is not permissible for those machines to be on. Also, he had spoken with the LaFollette Police Department and instructed them that people who were violating the laws to cite them. The council nor the Planning Commission Board will not tolerate anyone violating the rules of this city, because people do live in these neighborhoods and that is his opinion on these things. They have to get things under control because they are out of control. Mr. Stanfield stated they were supposed to be insured, tagged, and everything else. Mr. Foust stated that was correct. Mr. Foust stated that the city gave the pleasure of designating the streets and they could take it away from them. Mr. Foust asked how if they did not have a license were they operating. Mr. Foust stated to the spokeswoman for Liberty Lodge that he had stated to her before that that council had not stopped meeting from Covid. Mr. Foust stated that the county did not have zoning and the city did have zoning and that is why they had gotten a county license.

Mr. Bolinger asked if he had a motion to adjourn. Mr. Wheeler made the motion, Mr. Gibson made the second

FAIR HOUSING BOARD

Chairman Bolinger requested roll which was as follows:

Mr. Gibson----- Yes

Mayor Stanfield----- Yes

Mr. Hoskins----- Absent

Mr. Wheeler----- Yes

Chairman Bolinger stated with there being no minutes to approve, also no business is scheduled if he had a motion to adjourn. Mayor Stanfield made the motion to adjourn, Mr. Gibson made the second.

Meeting Adjourned