

Planning Commission Meeting Minutes July 7, 2025

The Tazewell Planning Commission met at 6:28 p.m. in the Town Hall Council Chambers.

Present:

Planning Commission Chair Larry Lutz
Planning Commission Member Benny Moore
Planning Commission Member Jerry Cromer
Planning Commission Member Pete Davis
Planning Commission Member Gabrielle de Courcy

Absent:

Planning Commission Member Richard Taylor

Staff present were Town Attorney, Brad Pyott; Town Building Official Chris Hurley; Clerk, Jessica Hayes.

Call to Order

Planning Commission Chair Lutz called the meeting to order and lead the pledge of allegiance. Planning Commission Member Cromer gave the invocation.

Approval of Minutes

Motion to approve minutes was made by Planning Commission Member de Courcy. The motion was seconded by Planning Commission Member Cromer to approve the June 2, 2025 meeting minutes. On vote: Planning Commission Member P. Davis, aye. Planning Commission Member Cromer, aye;; Planning Commission Chair Lutz, aye; Planning Commission Member de Courcy, aye; Planning Commission Member Moore, aye.

Platting Amendments

The draft revision for chapter 24-63 of the platting ordinance was approved to proceed to council. Subsequently, Attorney Pyott and Building/Zoning Official Hurley conducted another review and identified an additional item that should be addressed. The proposed amendment introduces clear guidelines for plat approval, distinguishing between subdivision development plats and simple subdivision boundary adjustment plats. This amendment is intended to simplify the process and clarify which type of plat is eligible for approval, such as those required for bank loans or similar purposes. It will facilitate easier comprehension and application for building and zoning officials.

Furthermore, the amendment outlines the final plat requirements as well as the specifications necessary for simple subdivision boundary adjustments, detailing what must be provided in each situation. Attorney Pyott verified these changes with Jim Ribble and Andy Cecil to ensure the revisions would streamline processes and enhance consistency. Planning Commission Member

Moore and Planning Commission Member Lutz requested clarification on certain points, and it was confirmed that this amendment does not affect zoning regulations—its impact is limited solely to platting procedures. Planning Commission Member Moore raised concerns about a potential conflict of interest regarding his own properties and plans to plat, but it was clarified that the intention is to standardize procedures. Planning Commission Member de Courcy reread a section for further clarification, noting the current code’s specific formatting and its relevance to subdivision development. A motion was made to refer the proposed amendments and revised draft to council, with the amended version serving as the ordinance for council review. Planning Commission Member de Courcy moved to forward the Platting Ordinance Amendment to council for an August public hearing and September second reading, with implementation in October. Planning Commission Lutz seconded the motion. On vote: Planning Commission Member P. Davis, aye. Planning Commission Member Cromer, aye;; Planning Commission Chair Lutz, aye; Planning Commission Member de Courcy, aye; Planning Commission Member Moore, aye.

Solar Update

Jeff Gore has been contacted, but there are no new updates. The reasons are currently unknown.

Demolition

Riverside Dr and Highland Ave have been cleared and are awaiting demolition. Additional properties will be red-tagged, including the Horseman’s Club.

Planning Commission Member Davis inquired about vicious dog ordinances at both town and state levels. After one bite, a dog must be tagged; after a second bite, it must be tagged and carry a health insurance policy of a specified amount to remain with the owner. A third bite results in euthanasia as stated by state code.

Adjournment

Motion to adjourn was made by Planning Commission Member de Courcy. Motion was seconded by Planning Commission Member Cromer. On vote: Planning Commission Member P. Davis, aye. Planning Commission Member Cromer, aye;; Planning Commission Chair Lutz, aye; Planning Commission Member de Courcy, aye; Planning Commission Member Moore, aye..

Meeting adjourned at 6:59pm.