

**Municipal Planning Commission
City of Belle Meade
January 21, 2020**

Call to Order

The meeting was called to order by Steve Horrell, Chair, at 4:00pm.

Board members present

Steve Horrell, Chair	John Eason, Vice Chair	James Hunt
Kristin Taylor	Bob Weigel	Larry Wieck
		Scott Kendall

Staff members present

Beth Reardon, City Manager	Doug Berry, City Attorney
Lyle Patterson, Assist. City Manager/Building Official	
Edie Glaser, City Recorder	

Approval of Minutes:

Minutes of the regularly scheduled meeting December 17th, 2019 Deferred

Old Business: None

New Business:

1. The application of John and Amy Riddick to combine lot 1 (4412 Shepard Place) with 2,653 square feet of lot 2 (4408 Shepard Place) Michael and Jillian Morse.

Lyle Patterson, Building Official, explained the Riddick's have purchased 2,653 square feet of property. This square footage is now part of their property line. In doing that they are still compliant with their square feet of house and lot. They are not out of compliance. This sliver of property is now a part of the Riddick's property.

Board Questions/Comments:

Q. Did the sliver exist before the Riddick's bought it?

A. No, we are shifting the property line. It has been recorded. The copy of the Deed is in your papers. We are here to recognize this and have the Chairman sign.

Q. Is this allowing them something to do with their house.

A. Yes

Q. Are they asking for a subdivision?

A. That is what we are doing here today. We are technically shifting the property line according to the survey.

Audience Questions/Comments: None

Motion to Approve: Wieck Second: Weigel Vote: All aye

Other Business:

Commissioner Wieck asked the question to the Board members, relating to the Riddick property, shouldn't that piece of property have been subdivided first before it was sold? I can not sell a piece of my land to my neighbor if I have not subdivided it. Patterson replied, not according to some of the research I have done. Horrell asked, was it a quick claim or warranty or what was the instrument? Mrs. Riddick answered, it was a warranty deed. Wieck commented, I thought part of our role was to approve subdivisions. Horrell responded, it is, anyone who subdivides any lot. Horrell asked Patterson, did

it come to you with this done? Patterson answered, they came to me before it was sold, and we discussed how to approach. If the property line has been shifted it is to come before the MPC to be recorded. Berry added, it would not have been a legal lot until the MPC approved it. It has been approved and is now a legal lot. The protocol should have been to come here first, safer to come to the MPC first, per Berry.

Motion to adjourn: Eason Second: Hunt Vote: All aye

Meeting adjourned at 4:33pm.

Chairman Steve Horrell

City Recorder Edie Glaser