TOWN OF COHUTTA
Council Meeting
January 6, 2015

Present: Mayor, Ron Shinnick
Councilmen, Ben Manis, Shane Kornberg, Greg Fowler
Todd Johnson, Town Attorney
Donna Henderson-Maples, Clerk
Visitors: Gene Peters, Bill Morgan, Josh Key, Tina Lane, Ray Grossman

Ron called the meeting to order and meeting was opened with the pledge.

Greg made a motion to approve minutes of December meeting, Ben seconded and motion passed.

Tina Lane from Georgia Probation Services Inc. spoke to the council about the services her company would provide if contracted to handle probation for the municipal court.

Greg made a motion to accept GPSI 's proposal to provide these services, Shane seconded and motion passed.

Shane made a motion to approve on first reading an amendment to the planing and land use ordinance to require a site plan as set within the ordinance for new commercial ventures also the site plan is to incorporate historical construction required by the Town, Ben seconded and motion passed.

Ben made a motion for first reading of an ordinance requiring any commercial structure existing or new 1,500 sq. ft. or more to have a fire alarm system that is either monitored or externally audible, Shane seconded and motion passed.

Shane made a motion to amend his motion from last month which read **There be four separate referendums (N.S.W.E with more detailed description to follow) on annexation.,** *the amended motion should read there be three separate referendums (N.- Tag Dr., S.- North Hills & Farra Rd.. area, W-Standifer Rd.)on annexation, Greg seconded and motion passed.*

Next meeting will be February 3rd

Ron Shinnick, Mayor

Donna Henderson-Maples, Clerk

TOWN OF COHUTTA
Council Meeting
February 10, 2015

Present: Mayor, Ron Shinnick
Councilmen, Greg Fowler, Shelia Rose, Ben Manis
Todd Johnson Town Attorney
Donna Henderson-Maples, Clerk
Visitors: Kyle Batchelor, Eagle Scout Candidate

Ron called the meeting to order and Kyle lead everyone in the pledge.

Shelia made a motion to close public hearing, Ben seconded and motion passed unanimously.

Ben made a motion to accept minutes of January meeting, Greg seconded and motion passed unanimously.

Ben made a motion on second reading to adopt the amendments to the Planning and Land Use Ordinance .
The Amendments provide for all commercial and light industrial buildings with more than 1500 square feet to provide for external audible or digital report of fire or smoke.

The amendments change site plans to require:
p) Historic Cohutta Facade planning showing how the planned structure conforms with the Cohutta Historic facade requirements.

q) How the structure meets the Audible Fire Alarm provisions required of Light Industrial or Commercial buildings.
Greg seconded the motion and it passed unanimously.

Greg made a motion upon first reading to amend the Planning and Land Use ordinance
Shelia seconded and motion passed unanimously.

Greg moved to approve on first reading
Adult Business or Use Restrictions
Shelia seconded and motion passed unanimously.

Ben made a motion to allow Mike Robinson to replace his single wide mobile home located _____Red Clay Road with a newer model, giving the older model to Jerry O'Neal to be placed on Jerry's property _____ Mt. Pleasant Road. Greg seconded and motion passed unanimously.

Ben moved to adjourn Greg seconded.

Donna Henderson-Maples

TOWN OF COHUTTA
Council Meeting
March 3, 2015

Present: Mayor, Ron Shinnick
Councilmen, Greg Fowler, Shelia Rose, Ben Manis, Shane Kornberg
Todd Johnson, Town Attorney
Donna Henderson-Maples, Clerk
Visitors: Jim Garner

The meeting was opened with Mr. Garner leading everyone in the pledge.

Ben made a motion to approve minutes of February, Shane seconded and motion passed unanimously.

Greg made a motion to amend on first reading section 5.81 of the Planning and Land Use Ordinance pertaining to application fee, Shane seconded motion and motion passed unanimously .
Each application submitted shall be accompanied by a fee of seventy-five dollars ($75.00) to partially cover the cost of advertising, field investigations and other expenses involved in processing such application, and under no condition shall said sum or any part thereof be refunded for failure of such proposed amendment to be enacted into law. An application for a zoning amendment affecting the same land shall not be accepted more often than once every twelve months. The Town Council may waive any fees associated with variances and amendments.

Shane moved to amend the January minutes to show on first reading approval of the city of Dalton's Adult Business Ordinance with name changed to Town of Cohutta, Ben seconded and motion passed.

Greg made a motion on first reading to impose a minimum fine of 3 digits regarding failure to comply with Fire Alarm ordinance, Ben seconded, motion passed.

Shane made a motion for a Resolution giving Ron approval to contact EBP inquiring about bringing fiber optics to Cohutta, Greg seconded and motion passed.

Shane moved to adjourn, Ben seconded.

Donna Henderson-Maples

TOWN OF COHUTTA
PUBLIC HEARINGS
April 7, 2015
6:45P.M.
Cohutta Community Building
Corner of King and Windwalker Streets

The first hearing was at the request of Billy Vineyard for a variance changing the zoning on the property adjacent to the south boarder of Stone Gate Development on Cohutta Varnell Rd. from R-A to R-1 on lots less than 5 acres. Floor was open for commits and discussion.

Ron Shinnick moved hearing be closed.

The next hearing was for the purpose of presenting the draft of the twenty-year Cohutta Comprehensive Plan,2015-2035. As publicized in The Dalton Daily Citizen News a copy of the draft was available in the office of the Town Clerk for review by the public. After the Plan was presented by Barnett Chitwood of Northwest Georgia Regional Commission the floor was open for commits and discussion.

Ron Shinnick moved public hearing be closed.

Ron Shinnick

Donna Henderson-Maples

TOWN OF COHUTTA
Council Meeting
April 7, 2015

Present: Ron Shinnick, Mayor
Councilmen, Ben Manis, Greg Fowler, Shane Kornberg (Stakeholder Member), Shelia Rose
Todd Johnson, Town Attorney
Donna Henderson-Maples, Clerk
Visitors: Stakeholder Members of the Cohutta Comprehensive Plan, Mikila Griggs, Susan Reggin, Rob Chase, Mary Morris, Larry Coker(also on Zoning Board). Barnett Chitwood and Gretchen Lugthart from the Northwest Georgia Regional Commission.
Jim Garner, Josh Key, Billy Vineyard, Barbara Mahan

After the Public hearings were closed Ron opened the meeting with the Pledge of Allegiance

Ben made a motion to approve Billy Vineyard's variance request on zoning for the property adjacent to the south side of Stone Gate Development on Cohutta Varnell Rd., Shane seconded the motion and motion passed.

Shane made a motion to approve sending transmittal letter to Barnett Chitwood requesting the draft for the twenty-year Cohutta Comprehensive Plan be submitted to Northwest Georgia Regional Commission and the Georgia Department of Community Affairs for review, Shelia seconded and motion passed.

Shelia moved to send $250 to the Thrive 2055-Regional Development Plan, Shane seconded and motion passed.

The Stakeholders were recognized and thanked for their willingness to give their time and effort to work on the Comprehensive Plan for our Community.

Ben made a motion to adjourn, Shane seconded.

Next Meeting: May 5, 2015

Donna Henderson-Maples

TOWN OF COHUTTA
Council Meeting
May 5,2015

Present: Ron Shinnick, Mayor
Councilmen, Ben Manis, Shelia Rose, Greg Fowler
Todd Johnson, Town Attorney
Donna Henderson-Maples, Clerk

Visitors: Brook Hughes (6th grade student), David Denny, Sandra Retori, Wesley Denny, Josh Key

Ben moved to approve minutes of April, Greg seconded and motion passed.

Greg made a motion to adjourn, Shelia seconded.

Ron Shinnick

Donna Henderson-Maples

Town of Cohutta
Council Meeting
June 2, 2015

Present: Ron Shinnick, Mayor
Councilmen- Shane Kornberg, Greg Fowler, Ben Manis, Shelia Rose
Todd Johnson, Town Attorney
Donna Henderson-Maples, Clerk

Guest: Jeff Silvers, David Denny, Brook Hughes, Sandy Reattoir

Meeting was called to order and opened with the Pledge of Allegiance.

Jeff spoke to the Council regarding his participation in a pyrotechnic certification class where he received instruction on handling fireworks safely. Jeff has graciously agreed to take care of purchasing the fireworks and the presentation for the July 4th celebration. He promises the show will be bigger and better than last year.

Shane made a motion to adopt the final resolution of Cohutta's Comprehensive Plan, Shelia seconded and motion passed.

Ben made a motion for Ron to negotiate the donation of the old barber shop building on South Red Clay, and the historical Andrews Chapel on Red Clay, Greg seconded motion and motion passed.

Ben moved meeting adjourn, Shelia seconded.

Ron Shinnick

Donna Henderson-Maples

Town of Cohutta
P.O. Box 290
Cohutta, GA 30710
(706)94-3330

A RESOLUTION TO ADOPT THE

COMPREHENSIVE PLAN FOR THE TOWN OF COHUTTA, 2015-2035

Whereas, the Georgia Planning Act of 1989 requires local governments to develop and maintain a comprehensive plan to retain their Qualified Local Government status and their eligibility for State permits, grants, and loans; and

Whereas, the **NEW COMPREHENSIVE PLAN** for the Town of Cohutta has been completed, including the minimum required elements: 1) Community Goals; 2) Needs and Opportunities; 3) Land Use Element; 4) Transportation Element; 5) a Report of Accomplishments for the Short-term Work Program, 2002-2006; and 6) a new Community Work Program, 2016-2020; and;

Whereas, such **NEW COMPREHENSIVE PLAN** has been approved by the Georgia Department of Community Affairs as meeting Georgia's Minimum Planning Standards for Comprehensive Planning, which were effective March 1, 2014; and

Whereas, the second and final public hearing was held before the Mayor and Council of the Town of Cohutta on Tuesday, April 7, 2015 at 6:45 p.m. in the Cohutta Community Building;

Now Therefore Be It Resolved, that the Mayor and Council of the Town of Cohutta hereby officially adopts the new ***COMPREHENSIVE PLAN FOR THE TOWN OF COHUTTA, 2016-2036.***

Resolved this 2nd day of June, 2015.

BY: _____
Ron Shinnick, Mayor
Town of Cohutta

ATTEST: _____
Donna Henderson-Maples, Town Clerk

TOWN OF COHUTTA
Council Meeting
July 7, 2015

Present: Ron Shinnick, Mayor
Councilmen- Shane Kornberg, Shelia Rose, Ben Manis, Greg Fowle,
Todd Johnson,Town Attorney
Donna Henderson-Maples, Clerk

Guest: Larry Coker and Sandy Clayborne of the Cohutta Planning and Land Use Commission
Visitors: Rob Chase, Jim Garner, Sandy Reattoir,David Denny, Ray Grossman, Jeff Holcomb.

After the first in two public hearings on the variance application submitted by the applicants, Christy Bryant and Nancy Burnette was adjourned the council meeting was called to order.

Meeting was opened with the pledge of allegiance.

Ben moved to postpone reading and approval of the June minutes until next month, Shane seconded and motion passed.

Shane made a motion to approve the request of the Pastoral Ecumenical Group of Cohutta allowing them to hand out information at the July 18th event, Shelia seconded and motion passed.

On second reading Shane made a motion to adopt setting the fee for variance request at $75, Shelia seconded and motion passed.

On second reading Shelia moved to adopt the definitions presented for approval by the Planning and Land Use Commission, Greg seconded and motion passed.

Shane made motion to adjourn, Shelia seconded.

Donna Henderson-Maples

FINDINGS WORKSHEET

Variance Request____Christy Bryant/Nancy Burnett_____Date: 7-27-2015

The conditional use can be forfeited if it does not meet the review criteria. To ameliorate the impact of a conditional use on surrounding property, no conditional use may be granted without special provisions for conditions, criteria, standards, and/or requirements as to the particular use. A permit for a conditional use (special use) shall be approved or denied, provided that due consideration is given to the following objective criteria as applicable to the specific use proposed at the specific site requested:

_____8.8.3.1 Whether the proposed use impacts the anticipated volume of traffic flow or pedestrian safety in the vicinity;

___x____8.8.3-2 Whether the hours and manner of operation of the variance (conditional use) have adverse effects on other properties/uses in the vicinity;

_____x____Neighbor has complained about the effect on neighboring property
Occupant urinating in yard-police contacted Noise complaint

____x___8.8.3-3 Whether refuse areas, parking, or loading/service areas on the property are not located or screened to protect other properties in the vicinity from noise, light, glare, or odors; and ***See above. Use originally placed too close to neighboring property.***

_____8.8.3-4 Whether the height, size, or location on the building or other structures on the property are not compatible with the height, size, or location of buildings or other structures on neighboring properties.

___x___8.8.3-5 Whether the size of the lot is not sufficient for the proposed use, accounting for growth opportunity that may infringe upon the requirements of the zoning ordinance or infringe upon the relationship to surrounding land. ***Lot area is not large and placing a separate residence on the lot is a large use. Adjoining owners are affected.***

_____8.8.3-6 And satisfying the foregoing criteria, whether the benefits of and need for the proposed use are greater than any possible depreciating effects and damages to the neighboring properties.

___x_____neighboring owner(s) have objected
_____property value evidence shows loss of value
____x____ **aesthetic**, structural, **health** and safety (circle/bold problem area)

The Cohutta Planning and Land Use Commission recommends the proposed variance be:

__**x**__**denied** _____granted ____granted with conditions attached ____tabled

Todd Johns
_____
Cohutta Planning and Land Use Commission
Vote:____4_____to____0_____

TOWN OF COHUTTA
Council Meeting
August 4, 2015
Cohutta Community Building

Present: Ron Shinnick, Mayor
Councilmen, Shane Kornberg, Shelia Rose, Ben Manis, Greg Fowler
Todd Johnson, Town Attorney
Donna Henderson-Maples, Clerk

Visitors: Sandy Claybourn, Sandra Reattoir, David Denny, Brooke Hughes, John Shutters

Meeting was opened with the Pledge of Allegiance

Shane moved to approve minutes of June meeting, Greg seconded and motion passed.

Shelia moved to approve minutes of July meeting, Ben seconded and motion passed.

Shane made a motion to accept the ruling of Zoning Commission to deny variance request of Christy Bryant allowing use of a travel trailer as a residence for her father, Ben seconded and motion passed.

Shane moved to approve first reading on Beer and Wine Ordinance allowing the sale of beer and wine by the drink, Shelia seconded and motion passed.

Shelia moved to adopt on second reading Housing Restrictions,Shane seconded and motion passed.

Ben made a motion to move meeting to executive session, Shelia seconded and motion passed.

Executive Session started at 7:40 pm.
Shelia made a motion to close executive session and return to regular meeting at 8:00pm, Shane seconded and motion passed.

Shelia moved to adopt a resolution allowing volunteer police and elected officals to be covered under the GMA workers' compensation policy, Shane seconded and motion passed.

Greg moved to cancel the September 4 council meeting, Ben seconded and motion passed.

Shelia moved to adjourn, Ben seconded and motion passed.

Ron Shinnick, Mayor

Donna Henderson-Maples

A RESOLUTION AUTHORIZING CERTIFIED VOLUNTEER POLICEMEN AND ELECTED OFFICIALS OF THE TOWN OF COHUTTA TO BE COVERED UNDER WORKERS' COMPENSATION:

****

BE IT RESOLVED by the Town Council of Cohutta, Georgia and it is hereby resolved by the authority of the same:

SECTION 1: Certified Volunteer Ploicemen and Elected Officials shall be covered under the GMA Workers Compensation Self-Insurance Fund while performing their duties on behalf of the town.

SECTION 2: All resolutions or parts of Resolution in conflict herewith are repealed.

Ron Shinnick, Mayor
August 4th, 2015

ATTEST:

Donna Henderson-Maples, Clerk

COHUTTA PLANNING AND LAND USE ORDINANCE AMENDMENTS

On Second Reading and after hearing, the Town Council of Cohutta enacted the following amendments to its Planning and Land Use Ordinance:

The Text of the Completed Amendment is attached.

The Amendments provide for all commercial and light industrial developments to submit detailed site plans.

The Amendments provide for all commercial and light industrial buildings with more than 1500 square feet to provide for external audible or digital report of fire or smoke.

The Amendments change site plans to require:

p) Historic Cohutta Facade planning showing how the planned structure conforms with the Cohutta Historic Facade requirements.

q) How the structure meets the Audible Fire Alarm provisions required of Light Industrial or Commercial buildings

Passed at Second Reading this 10th day of September, 2015 after advertised notification of the hearing.

Ron Shinnick, Mayor

Attest:

Donna Henderson-Maples

Donna Henderson-Maples, Town Clerk

TOWN OF COHUTTA
Council Meeting
6 October 2015
Cohutta Community Building
7:00 p.m.

Present: Ron Shinnick, Mayor
Councilmen: Shane Kornberg, Sheila Rose and Greg Fowler
Todd Johnson, Town Attorney

Visitors: Jim Garner, Glenn Coon, Tyler Coker, Terry Coker, Brook Hughes, Sandra Reattoir, Gayla White, Caysee Brown, Rob Chase, Rick Cavender, David Denny and John Shutters

Mayor Ron Shinnick excused Ben Manis, Councilman and Donna Henderson-Maples, Town Clerk

Meeting was opened with the Pledge of Allegiance led by Tyler Coker.

Shane Kornberg moved to approve minutes of August meeting, Greg Fowler seconded the motion. Sheila Rose, Shane Kornberg and Greg Fowler all voted in the affirmative. Motion passed.

Tyler Coker explained to the Mayor and Council his proposed Eagle Scout Project. He wants to build benches and place them around the community. They will cost approximately $70 each with the cost being shared with the Cohutta Ruritan Club and the Town of Cohutta. It was agreed that he is going to build 10 benches and the decision on their placement will be made in the Spring of 2016. *Greg Fowler motioned to approve the project and Shane Kornberg seconded the motion. Sheila Rose, Shane Kornberg and Greg Fowler all voted in the affirmative. Motion passed.*

Rick Cavender presented to the Mayor and Council his model for the bathrooms at Shugart Park. It will be similar in design to the facility at Highway 2 and 41 in Ringgold, GA. Discussion was had as to heating and air, water fountains, hand dryers and emergency lights. Rick Cavender will get with those individuals that offered their expertise and/or services.

Mayor Ron Shinnick reported on the shift of job responsibilities of Andy Lopez. He will now be working on zoning and coding enforcement. The Mayor reviewed some issues that have already been resolved.

Mayor Ron Shinnick reported on the acquisition of the Barbershop Property. During the report a question was asked about the Methodist Church on Red Clay Road. The Mayor reported that the Town is still in the negotiation phase on that particular piece of property.

Greg Fowler moved to accept the Resolution for the Mayor to be able to obtain a Credit Card for the Town. Sheila Rose seconded the motion. Greg Fowler, Sheila Rose and Shane Kornberg all voted in the affirmative. Motion passed.

Glenn Coon asked the Mayor and Council for permission to place a sign for the Cohutta Seventh Day Adventist Church at the corner of Mt. Olivet Road and Cleveland Highway. He was advised to contact the Georgia Department of Transportation on the State Right of Way requirements.

Being no further business, Greg Fowler made a motion to adjourn. Shane Kornberg seconded the motion. Sheila Rose, Greg Fowler and Shane Kornberg all voted in the affirmative. Motion passed. Meeting adjourned at 8:10 p.m.

Ron Shinnick, Mayor

COHUTTA TOWN COUNCIL MINUTES ADDENDUM
OCTOBER 6, 2015 MEETING

After public hearing and in first reading, the Cohutta Town Council unanimously adopted the draft elements 1-12 of the Cohutta Code and the code in its entirety as follows:

1. Animal Control Ordinance
2. Alcoholic Beverages Ordinance

-Amended to include provisions of the Dalton Ordinance allowing package sale of distilled spirits and upon proper licensing, restaurant pouring privileges

3. Fine and Fee Ordinance
4. Nuisance Ordinance
5. Planning and Land Use Ordinance

Amended in most of its definitions to better conform with the County Zoning ordinance, Amended to require 1500 square foot minimum for residential construction, to allow raising of hens for personal use, to forbid undue noise, open storage, smell or other noxious elements in any zone, to forbid the use of lots to create roadways through, adding modern business types to its zones , expressly restricting lots to one residence in R-1, expressly restricting the use of campers, mobile homes, manufactured housing , or other small housing, and forbidding the grandfathering of a use, illegal upon the ordinance change.

6. Speed Limit Ordinance
7. Subdivision Ordinance
8. Zoning Procedures and Standards Ordinance
9. Vacant and Foreclosed Property Registry Ordinance
10. Sign Ordinance
11. Mt. Olivet Cemetery Ordinance
12. International Property Maintenance Ordinance

Adopting the 2012 version of the IPMO found online with textual changes by the council.

TOWN OF COHUTTA
COUNCIL MEETING
NOVEMBER 3, 2015

Present: Ron Shinnick, Mayor,
Councilmen: Greg Fowler, Shane Kornberg, Shelia Rose
Todd Johnson, Town Attorney
Donna Henderson-Maples, Clerk

Excused: Ben Manis, Council

Visitors: David Denny, John Shutters, Ty Groves, Gene Peters, Jim Garner, Sandie Reattoir, Brooke Hughes, Catrina Mason, Bill Morgan, Ray Grossman, Josh Key, Samantha Sissom, Michael Sissom

The meeting was opened with the Pledge of Allegiance

Greg made a motion to approve the minutes of the October meeting, Shelia seconded and motion passed.

Katrina Mason took the floor as representative of the residents on Quill Gordon Way and expressed their desire to be annexed into the Town.

Greg moved to approve a Resolution Authorizing the Submission of the GRTP Grant, Shelia seconded and motion passed.

Shane moved to approve second reading of the Alcoholic Beverages ordinance, Shelia seconded and motion passed.

Shelia moved to approve first reading of the revised code, Greg seconded and motion passed.

Greg made a motion to approve the 2016 budget totaling $285,000, Shelia seconded and motion passed.

BUDGET FOR FISCAL YEAR 2016
Administration-$92,000
Buildings and Grounds-$90,000
Courts-$15,000
Fire Dept. - $1,000
Police Dept. - $80,000
Waste Mgr. - $5,000
Cemetery- $1,500

Shane made the motion to adjourn, Greg seconded and motion passed.

Ron Shinnick

Donna Henderson-Maples

A RESOLUTION AUTHORIZING THE SUBMISSION OF G.R.T.P GRANT APPLICATION FOR SHUGART PARK IMPROVEMENTS IN THE TOWN OF COHUTTA, GEORGIA:

WHEREAS, at the regular meeting of the Mayor and Council for the Town of Cohutta, Georgia, Held on November 3, 2015 a motion was made and duly seconded that the Town of Cohutta agrees to submit an application for funding from the Georgia DNR Recreational Trails Fund. The Town of Cohutta further agrees that in the event the Town's application is recommended for funding by the Department of Natural Resources, the Town of Cohutta certifies and assures that it has the ability and intention to finance their 20 percent of total project cost.

NOW, THEREFORE, BE IT RESOLVED, the Mayor and Council of the Town of Cohutta, Georgia hereby approves the filing of a Georgia Department of Natural Resources Recreational Trails Grant, authorize the Mayor to sign all required documents, and authorize the local match, as needed.

Resolved, this 3rd day of November, 2015.

Ron Shinnick, Mayor

Attest: *Donna Henderson-Maples*

Donna Henderson-Maples

TOWN OF COHUTTA
COUNCIL MEETING
DECEMBER 1, 2015

Present: Ron Shinnick, Mayor,
Councilmen, Greg Fowler, Shane Kornberg
Todd Johnson, Town Attorney
Donna Henderson-Maples, Clerk

Absent: Shelia Rose

Visitors: Gene Peters, Bill Morgan, Jim Garner

Meeting was called to order and opened with the Pledge.

Project updates:

-Whitfield Murray Historical Society will be holding their annual fundraiser "Holiday House" in Cohutta December 6th & 7th. They will be featuring several of the Town's properties and the homes of Glenn and Marty Coon and Ron and Pam Shinnick.

-Third graders from Cohutta Elementary will be baking cookies on December 15th for the Town's annual caroling.

-The Town's annual " Holiday Caroling on Martin's Corner" will be December 16th.

Due to malfunction of the printer, copies of items for review from the agenda were not available.

Shane made a motion to remove items

1. *Approval of the November 2015 minutes*
2. *2nd reading of the Cohutta Code*
3. *Budget review for November, 2015*

from the agenda, Greg seconded, motion passed.

Shane moved to adjourn, Greg seconded.

Donna Henderson-Maples