

**SPRING HILL
MUNICIPAL PLANNING COMMISSION
REGULAR MEETING MINUTES
MONDAY, JANUARY 11, 2016
5:30 P.M.**

Chairman Paul Downing called the meeting to order

Members present were: Alderman Jonathan Duda, Matt Koss, Pat Hairston, Alderman Matt Fitterer, and Charles Schoenbrodt. Also present were: City Attorney Patrick Carter, Dara Sanders, Bonnie Turnbow, City Engineer, Tom Wolf. With Paula Hepp arriving at 5:39 pm.

Announcement – audience members wishing to speak to an agenda item will have the opportunity to speak at the beginning of the agenda and will have five minutes to address the Planning Commission. No rebuttal remarks are permitted.

Election of Officers:

Alderman Fitterer nominated Paul Downing as Chairman. Nomination seconded by Commissioner Schoenbrodt. Motion passed 6/0.

Alderman Fitterer nominated Matt Koss as Vice Chairman. Nomination seconded by Alderman Duda. Motion passed 6/0.

Concerned Citizens (Non-Agenda Items) No concern citizens.

Public Comment (Agenda Items)

Nicola Stadler, 2111 Spring Hill Circle. Voiced her concerns and disapproval of RZN 130-2015.

Casey Kinnan and Laura Kinnan, 2176 Spring Hill Circle. Voiced their concerns and disapproval of RZN 130-2015.

Cueva Vilma, 2303 Skillman Way. Voiced her concerns and disapproval of RZN 130-2015.

Janice Haley, 2178 Spring Hill Circle. Voiced her concerns and disapproval of RZN 130-2015.

Derryl Dismakes, 4003 Arnst Way. Voiced his concerns and disapproval of RZN 130-2015.

Isong Isong, 4000 Williford Way. Voiced his concerns and disapproval of RZN 130-2015.

Leanne West-Malm, 2158 Spring Hill Circle. Voiced her concerns and disapproval of RZN 130-2015.

Melanie Wilson, 2709 Dutches Ct. was in favor of a stop light.

Alvin Smith, 4012 Arnst Way. Voiced his concerns and disapproval of RZN 130-2015 and No traffic study.

Jonathan Williams, 1017 Tanyard Springs. Was in favor of a stop light and RZN 130-2015.

Shirley Shook, 1018 Tanyard Springs. Voiced her concerns and disapproval of RZN 130-2015.

Andrea Barany, 1022 Tanyard Springs. Voiced her concerns and disapproval of RZN 130-2015.

Dennis Kiser, 1019 Williford Court. Voiced his concerns and disapproval of RZN 130-2015.

Alphin Clinton, 2174 Spring Hill Circle. Voiced his concerns and disapproval of RZN 130-2015.

Sherry Cole, 2701 Double Tree Way. Voiced her concerns and disapproval of RZN 130-2015.

Approval of December 14, 2015 meeting minutes: Alderman Fitterer made a motion to approve the December 14, 2015 meeting minutes. Motion seconded by Commissioner Schoenbrodt. Motion passed 7/0.

Approval of the agenda: Alderman Fitterer made a motion to modify the agenda by moving Item 12 to Item 1 and approve the agenda. Motion seconded by Alderman Duda. Motion passed 7/0.

Regular Agenda:

New Business:

1. **RZN 130-2015:** Submitted Kiser Vogrin Design by for property located at 4820 Main Street. The property is zoned R-2, (Medium Density) and contains approximately 20.0 acres. The applicant requests approval to rezone the property from R-2, (Medium Density) to B-2 (Neighborhood Shopping District) and R-4 (High Density).
Alderman Duda made a motion to defer referring **RZN 130-2015** to the Board of Mayor and Alderman. Motion seconded by Alderman Fitterer. Motion passed 6/1.
2. **Resolution 16-01:** To Establish a Maintenance Bond for Port Royal Reserve Phase 5 Section 1, 2, 3, 4.
Alderman Fitterer made a motion to defer **Resolution 16-01** until advised by staff otherwise. Motion seconded by Pat Hairston. Motion passed 7/0.
3. **Resolution 16-02:** To Establish a Performance Bond for Port Royal Reserve Phase 5 Section 1, 2, 3, 4.
Changes to **Resolution 16-02:**
Adding: **Sewer line, water line, storm sewer, curbing, binder, signage** and changing the amount from \$115,561.00 to \$1,039,056.00
Commissioner Hepp made a motion to approve **Resolution 16-02** with changes. Motion seconded by Alderman Fitterer. Motion passed 7/0.
4. **Resolution 16-03:** To recommend acceptance and dedication of road right-of-way and public improvements shown on the existing plat for The Reserve at Port Royal, Phase 2-B.
Alderman Fitterer made a motion to defer **Resolution 16-03** until a time an updated certificate of satisfactory completion has been received by the engineer. Motion seconded by Commissioner Koss. Motion passed 7/0.
5. **Resolution 16-04:** To recommend acceptance and dedication of road right-of-way and public improvements shown on the existing plat for The Reserve at Port Royal, Phase 1-A
Alderman Duda made a motion to defer **Resolution 16-04** until a time an updated certificate of satisfactory completion has been received by the engineer. Motion seconded by Commissioner Koss. Motion passed 7/0.
6. **Resolution 16-05:** To recommend acceptance and dedication of road right-of-way and public improvements shown on the existing plat for The Reserve at Port Royal, Phase 2-A
Alderman Fitterer made a motion to defer **Resolution 16-05** until a time an updated certificate of satisfactory completion has been received by the engineer. Motion seconded by Commissioner Hairston. Motion passed 7/0.
7. **ADM 109-2015:** Submitted by Juston Trimback for property located at 3085 Commonwealth. The property is an R-2 PUD (Planned Unit Development) and contains 31.04 acres. The applicant request a minor modification of the approved Site Plan known as Grand Reserve at Williams Park 2.

Staff Recommendations:

1. Prior to being placed on a BOMA agenda, the applicant shall make the necessary revisions as outlined by the City Engineer.

Alderman Fitterer made a motion to approve **ADM 109-2015** with Staff Recommendations. Motion seconded by Alderman Duda. Motion passed 7/0.

2. **NCP 126-2015**: Submitted by Mark Sawyer, RLS for property located at 2411 Depot Street. The property is zoned R-4 and contains approximately 10.83 acres. The applicant request approval for a neighborhood concept plan for 40 residential lots.

Mr. Sawyer, in a letter to the Planning Commission, requested **NCP 126-2015** be deferred.

Alderman Fitterer made a motion to defer **NCP 126-2015**. Motion seconded by Commissioner Koss. Motion passed 7/0

3. **STP 124-2015**: Submitted by Alcorn Developments, LLC. for property located at 3016 Belshire Village Drive. The property is zoned B-4 (Central Business District) and contains approximately 1.56 acres. The applicate requests site plan approval for a restaurant containing 4,330 square feet and associated parking.

Engineering Comments:

1. Grease trap calculations and shop drawings need to be submitted to and approved by the City prior to the start of construction.
2. The pipe slopes shown in the "Extra Pipe Table" do not appear to match the pipe slopes shown in the "Pipe Table" on Sheet C3.0.
3. No connectivity has been provided to the adjacent properties. However, since the properties both north and south of the subject site have already been fully developed, it will not be possible to provide said connectivity until such time as they may be re-developed in the future.
4. The entrance to the subject site has not been relocated as requested. However, upon further review of the truck turning movements, relocating said entrance to a more central location on site has the potential of significantly impacting traffic flow into and out of the site, as exhibited by truck movements on Sheet C2.1.
5. Include a depiction of additional truck turning movements around the east and north sides of the property on Sheet C2.1. There are concerns regarding truck movements as shown and how they will impact traffic in and out of the subject property.

Staff Recommendations:

1. Design Review Commission determination of compliance with the Design Review Guidelines. Staff recommends approval, finding that the proposed building design meets the minimum criteria and the intent of the design review guidelines, subject to a minor modification to the articulation of the east façade (facing Main Street) as represented in this staff report.
2. The applicant shall dedicate right-of-way for Main Street and Belshire Village Drive in the amounts of 47.5 feet from centerline and 37.5 feet from centerline, respectively.
3. Belshire Village Drive shall be improved to include a 5' public sidewalk.
4. The applicant shall dedicate a public access easement for the purpose of future cross access and interconnectivity, as indicated on the attached exhibit.
5. Prior to the issuance of a building permit, the applicant shall obtain administrative approval of the bike rack anchoring and installation, pursuant to the requirements of the zoning ordinance.
6. Prior to the issuance of a building permit, a public access easement and public right-of-way shall be dedicated and recorded with the County in accordance with the Planning Department's standard procedure.
7. Approval of the site plan shall remain valid for a period of two (2) years from Planning Commission approval, during which time a building permit must be submitted for review and approval.

8. Modification to the approved site plan shall require Planning Commission approval prior to the submittal of a building permit application. The modification may be denied if the proposal alters the proposed use, increases the overall area of the project, increases the density of the development, or increases any local government expenditure necessary to implement or sustain the proposed use.
9. The site plan shall be constructed as proposed and in accordance with the conditions of approval.
10. Site Plan approval does not guarantee sign approval as shown on the plans. Prior to installation and application of signage, a sign permit shall be submitted to the Codes Department for review with the City's sign ordinance.

Alderman Fitterer made a motion to approve **STP 124-2015** with Engineering and Staff recommendations. Motion seconded by Commissioner Koss. Motion to approve passed 5/1/1 with Alderman Duda abstaining from the vote.

4. **FPL 122-2015:** Submitted by Standford and Associates, Inc. for property located on Port Royal Road. The property is zoned B-4 (Central Business District) and contains approximately 10.50 acres. The applicant requests final plat approval for 5 commercial lots.

Staff Recommendations:

1. Note 3(c) shall be stricken from the plat.

Commissioner Koss made a motion to defer **FPL 122-2015**. Motion seconded by Alderman Fitterer. Motion to defer passed 7/0.

5. **FPL 128-2015:** Submitted by Mark Cantrell for The Townhomes of Hamptons Spring, Phase 3. The property is zoned R-2, PUD (Planned Unit Development) and contains approximately 13.78 acres. The applicant requests final plat approval for 42 single-family residential lots.

Staff Recommendation:

1. Street header signs shall be installed at applicable intersections prior to recordation of the plat.
2. Final plat approval shall be valid for two years, during which time all conditions must be met, all signatures must be obtained, and the plat recorded.
3. Modification to the final plat may require Planning Commission approval prior to recordation.

Alderman Duda made a motion to approve **FPL 128-2015** with staff recommendations. Motion seconded by Commissioner Hairston. Motion passed 7/0

6. **RZN 127-2015:** Submitted by Huntley Gordon for property located at 5242 Main Street. The property is zoned B-2 (Neighborhood Shopping District) and contains approximately 1.4 acres. The applicant requests approval to rezone the property from B-2 (Neighborhood Shopping District) to B-4 (Central Business District). Alderman Fitterer made a motion to recommend to the Board of Mayor and Alderman for denial **RZN 127-2015**. Motion seconded by Commissioner Schoenbrodt. Motion passed 5/1/1 with Chairman Downing abstaining.

7. **ADM 131-2015:** Submitted by the Planning Department. The proposal is to amend the zoning ordinance to include provisions for Planned Zoning Districts.

Alderman Duda made a motion to defer **ADM 131-2015**. Motion seconded by Commissioner Hepp. Motion passed 4/3

Other Business

Adjourn

Paul Downing, Chairman

Dara Sanders P.C. Secretary