

**SPRING HILL
MUNICIPAL PLANNING COMMISSION
REGULAR MEETING MINUTES
MONDAY, MAY 9, 2016
5:30 P.M.**

Chairman Paul Downing called the meeting to order

Members present were: Chairman Paul Downing, Alderman Duda, Alderman Matt Fitterer, Paula Hepp, Pat Hairston, Matt Koss and Charles Schoenbrodt. Also present were: City Attorney Patrick Carter, Dara Sanders, Bonnie Turnbow, City Engineer, Tom Wolf.

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. Please silence all cell phones and electronic devices.

Concerned Citizens (Non-Agenda Items)

Jennifer Mason, 1006 St. Hubbins Dr.—Voiced her concerns about the landscaping buffer in The Hamptons.

Darin Hylbert, 5005 Paddy Trace—Stated his concerns about people obtaining occupancy without problems be resolved. The water easement and placement of fencing.

Michael Cremeans, 1024 St. Hubbins—Stated he was concerned about the type of fencing that will be allowed and water drainage. Also his concerns about people obtaining occupancy without problems be resolved.

Joe Votava, 1046 St. Hubbins—Voiced his concerns about water drainage.

Public Comment (Agenda Items) – No Comments

Approval of April 11, 2016 meeting minutes: Commissioner Schoenbrodt made a motion to approve the April 11, 2016 meeting minutes. Motion seconded by Alderman Fitterer. Motion passed 6/0/1 with Commissioner Hepp abstaining.

Approval of the agenda:

Amendment to the Agenda: To move items numbers 3 through 8 from the consent agenda to items 1-6 under new business.

Alderman Fitterer made a motion to approve the agenda with amendments. Motion seconded by Commissioner Hairston. Motion passed 7/0.

Consent Agenda:

- 1. Resolution 16-31:** To establish a Maintenance Bond for Shirebrook Phase 1
- 2. Resolution 16-32:** To establish a Performance Bond for Shirebrook Phase 1
- 3. FPL 170-2016:** Submitted by Anderson, Delk, Epps & Associates, Inc. for property located at the terminus of Dogwood trail cul-de-sac. The property is zoned R-2, Medium Density, Planned Unit Development and contains approximately 15.96 acres. The applicant requests final plat approval for 2 residential lots and Open Space Lot.

Staff Conditions:

- 1.) Final Plat approval shall remain valid for a period of five (5) years, during which time the final plat must be recorded.
- 2.) Modification on the final plat may require Planning Commission approval.

4. **FPL 171-2016:** Submitted by Anderson, Delk, Epps & Associates, Inc. for property located at the terminus of Longhunter Chase Drive cul-de-sac. The property is zoned R-2, Medium Density, Planned Unit Development and contains approximately 2.09 acres. The applicant requests final plat approval for 6 single-family residential lots and two Open Space Lots.

Staff Conditions:

- 3.) Final Plat approval shall remain valid for a period of five (5) years, during which time the final plat must be recorded.
- 4.) Modification on the final plat may require Planning Commission approval.

5. **FPL 174-2016:** Submitted by Wes Engineers & Surveyors for Brixworth Phase 3, Section 1. The property is zoned R-2, Medium Density and contains approximately 14.25 acres. The applicant requests final plat approval for 38 single-family residential lots.

Staff Conditions:

- 1.) Prior to recordation of the final plat, the following Engineering requirements shall be met—
 - a.) Show cul-d-sac radius (50')
 - b.) HDPP pipe to be used under turf areas.
 - c.) Add to the notes "all drainage easements" to be maintained by the HOA.
- 2.) Approval shall remain valid for a period of five (5) years, during which time the final plat shall be recorded.
- 3.) Modification to the final plat may require Planning Commission approval.

6. **STP 178-2016:** Submitted by Crunk Engineering LLC for property located at 2000 Reserve Blvd. The property is zoned B-4, Central Business District and contains approximately 15.71 acres. The applicant requests site plan approval for a 71,922 s.f. senior living facility.

Staff Conditions:

- 1.) Prior to the issuance of the building permit, the applicant shall dedicate a minimum of 47.5 feet of right-of-way from centerline along Reserve Boulevard.
- 2.) Prior to the issuance of permits, the applicant shall address the following engineering comments and revisions
 - a.) AC sections to be 1.5" compacted AC over 2" compacted binder over 8" compacted rock.
 - b.) Include pipe material and size on each span of pipe on the construction drawings.
 - c.) Sewer pipe to be SDR 26 (**SDR 35 pipe is NOT accepted by City**)
- 3.) Site plan approval shall remain valid for a period of three (3) years, during which time all required permits shall be obtained.
- 4.) Modification to the approval site plan may require Planning Commission approval.

7. **ADM 185-2016:** Submitted by Stanford and Associates for property located at Station Hill at Reserve Blvd. The property is zoned B-4 central business district and contains approximately 34 acres. The applicant requests approval of a wavier for right of way dedication on Reserve Blvd.

Staff Conditions:

- 1.) Because this variance does not accompany a subdivision or development request, the property will be required to meet the zoning and subdivision regulations adopted at the time of application submittal.

Alderman Dud made a motion to approve Consent Agenda with staff conditions. Motion seconded by Commissioner Schoenbrodt. Motion passed 7/0

Old Business:

- 1.) **STP 163-2016:** Submitted by Ahler & Associates, LLC. for property located on 4583 Tom Lunn Road. The property is zoned M-1, Light Industrial, and contains approximately 92 acres. The applicant requests site plan approval for an office trailer.

Alderman Fitterer made a motion to defer **STP 163-2016**. Motion seconded by Commissioner Koss. Motion to defer passed 7/0.

New Business:

Alderman Duda made a motion to suspend the rules. Motion seconded by Alderman Fitterer. Motion passed 7/0.

- 1.) To inform audience that there will not be a response to the earlier public comments and that staff has been tasked to evaluate the situation.
- 2.) Call for the orders of the day back to the agenda.

1. **Resolution 16-33:** To establish a Maintenance Bond for Brixworth Phase 3, Section 1

Commissioner Hepp made a motion to amend the 4th **Whereas** to read, **Whereas**, to date, the improvements have not been completed and not accepted by the City and, therefore, a Maintenance Bond is required. Motion seconded by Alderman Fitterer. Motion passed 7/0.

Commissioner Hepp made a motion to approve **Resolution 16-33** as amended. Motion seconded by Alderman Fitterer. Motion passed 7/0

2. **Resolution 16-34:** To establish a Performance Bond for Brixworth Phase 3, Section 1

Alderman Fitterer made a motion to approve **Resolution 16-34**. Motion seconded by Alderman Duda. Motion passed 7/0

3. **Resolution 16-35:** To establish a Maintenance Bond for Meadowbrook Phase 4, Section 5

Alderman Fitterer made a motion to amend the 4th **Whereas** to read, **Whereas**, to date, the improvements have not been completed and not accepted by the City and, therefore, a Maintenance Bond is required. Motion seconded by Alderman Duda. Motion passed 7/0.

Alderman Fitterer made a motion to approve **Resolution 16-35** as amended. Motion seconded by Commissioner Hairston. Motion passed 7/0.

4. **Resolution 16-36:** To establish a Performance Bond for Meadowbrook Phase 4, Section 5

Alderman Fitterer made a motion to approve **Resolution 16-36**. Motion seconded by Commissioner Hairston. Motion passed 7/0

5. Resolution 16-37: To establish a Maintenance Bond for Meadowbrook Phase 4, Section 6

Alderman Fitterer made a motion to amend the 4th **Whereas** to read, **Whereas**, to date, the improvements have not been completed and not accepted by the City and, therefore, a Maintenance Bond is required. Motion seconded by Alderman Duda. Motion passed 7/0.

Alderman Fitterer made a motion to approve **Resolution 16-37**. Motion seconded by Alderman Duda. Motion passed 7/0

6. Resolution 16-38: To establish a Performance Bond for Meadowbrook Phase 4, Section 6

Alderman Fitterer made a motion to approve **Resolution 16-38**. Motion seconded by Commissioner Hairston. Motion passed 7/0

7. STP 168-2016: Submitted by DeGagne Consulting, LLC for property located on Crossing Circle. The property is zoned B-4, Central Business District and contains approximately 1.60 acres. The applicant requests site plan approval for a 5600 square foot Longhorn restaurant.

Staff Conditions

- 1.) Shall file a shared parking agreement due to the off-site parking proposed.
- 2.) Prior to the issuance of a building permit, applicant shall address all deficiencies in landscaping and bike rack details
- 3.) Plan shall be revised to include a shared driveway at the cross access point at the west side of the property.
- 4.) Access easements shall be dedicated for the shared driveway and cross access easements.
- 5.) Standard time limits and modification processes shall apply.

Alderman Duda made a motion to approve **STP 168-2016** with the plan that was submitted with staff conditions and a condition of a shared access on the west side of the property and losing four (4) spaces. Motion seconded by Alderman Fitterer. Motion passed 5/2 with conditions

8. PPL 172-2016: Submitted by Anderson, Delk, Epps & Associates, Inc. for property located at Town Center Pkwy and Beechcroft Rd. The property is zoned R-2, Medium Density, Planned Unit Development and contains approximately 15.527 acres. The applicant requests Preliminary and Final Site Development Plans for 42 single-family residential lots.

Staff Conditions:

- 1.) Prior to the issuance of permits or submittal of a final plat application, the applicant shall address the following comments/revisions and submit to the staff for review and approval-
 - a.) ADA Ramps at Beechcroft entry
 - b.) 50' radius cul-d-sac
 - c.) Need to show AC sections and ADA ramp standard detail
 - d.) Move water line out of limits of lot at lot 29
 - e.) Update the landscape plan to include landscaping as identified in the attached exhibit.
- 2.) Preliminary Plat approval shall remain valid for a period of two (2) years, during which time a final plat application shall be submitted.
- 3.) Modification to the PUD or preliminary plat may require Planning Commission approval before the submittal of a final plat application.

Alderman Fitterer made a motion to approve **PPL 172-2016** with staff comments. Motion seconded by Commissioner Hairston. Motion passed 7/0.

9. **NCP 175-2016**: Submitted by Kimley-Horn for property located at 4820 Main St. The property is zoned R-4, High Density and contains approximately 15.66 acres. The applicant requests a Neighborhood Concept Plan approval for the Cadence Crossing Residential Development consisting for 29 single family homes and 49 townhomes.

Staff Conditions:

- 1.) Design for street improvements to Main Street shall be included in the preliminary plat application for this project boundary, including but not limited to those shown on the neighborhood concept plan, a signalized intersection.
- 2.) Approval shall remain valid for a period of three (3) years, during which time a complete preliminary plat application shall be submitted for Planning Commission approval.
- 3.) Modification to the neighborhood concept plan may require Planning Commission approval prior to submittal of preliminary plat application.

Alderman Fitterer made a motion to approve **NCP 175-2016** with staff conditions. Motion seconded by Commissioner Hairston. Motion passed 6/1 with Commissioner Hepp voting no.

10. **STP 176-2016**: Submitted by Kimley-Horn for property located on Miles Johnson Parkway. The property is zoned B-4 Central Business District and contains approximately 8.61 acres. The applicant requests site plan approval for a 73 unit assisted living facility.

Staff Conditions:

- 1.) *Planning Commission determination of compliance with the Design Review Guidelines.* Staff finds that the proposal meets the intent and minimum criteria of the Design Review Guidelines and recommends approval.
- 2.) *Planning Commission determination of a variance from the local street slope standards to allow for an 8% slope, requiring on alternative path for ADA accessibility.*
- 3.) Prior to issuance of a building permit, the applicant shall pay a fee in lieu of intersection improvements in the amount of \$10,151.34.
- 4.) Prior to the issuance of a building permit, the applicant shall pay a fee in lieu of multi-use path construction in the amount of \$16,575.00.
- 5.) Prior to the issuance of a building permit, the applicant shall dedicate a minimum of 34.5 feet of right-of-way for the extent of the parent tract's frontage on Miles Johnson Parkway.
- 6.) Prior to the issuance of any permits, the applicant will be required to provide the bike rack configuration, material details, and installation specifications.

Alderman Fitterer made a motion to approve **STP 176-2016** with staff conditions. Motion seconded by Alderman Duda. Motion passed 7/0.

11. **SKP 177-2016**: Submitted by Batson & Associates Engineering, Inc for property located at 4820 Main St. The property is zoned B-2 Neighborhood Shopping District and contains approximately 4.34 acres. The applicant requests a Sketch Plan approval for two commercial lots.

Staff Conditions:

- 1.) Design for street improvements to Main Street shall be included in the site plan application for this project boundary, including but not limited to those shown on the sketch plan, warrants for a signalized intersection for the new street with Main Street, and sidewalk extension beyond the project boundary.
- 2.) Approval shall remain valid for a period of one (1) year, during which time a complete site plan application shall be submitted for Planning Commission approval.
- 3.) Modification to the sketch plan may require Planning Commission approval prior to submittal of a site plan application.

Alderman Duda made a motion to approve **SKP 177-2016** with staff conditions. Motion seconded by Commissioner Koss. Motion passed 7/0.

12. **RZN 181-2016**: Submitted by Stacy Santoro for property located at 4135 Kedron Rd. The property is zoned B-2 Neighborhood Shopping District and contains approximately 7.48 acres. The applicant requests to rezone the property to R-4 High Density Residential.

Alderman Fitterer made a motion to approve **RZN 181-2016** with staff conditions. Motion seconded by Commissioner Koss. Motion passed 5/1/1.

13. **ADM 187-2016**: Submitted by Alderman Duda. Request to amend the Subdivision Regulations.

Alderman Duda made a motion to pass **Resolution 16-39**. Motion seconded by Alderman Fitterer. Motion passed 7/0.

Other Business

Adjourn

Paul Downing, Chairman

Dara Sanders P.C. Secretary