

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

Chairman Paul Downing called the meeting to order

Members present were: Chairman Paul Downing, Alderman Duda, Matt Koss and Charles Schoenbrodt. Also present were: City Attorney Patrick Carter, Dara Sanders, Bonnie Turnbow, City Engineer, Tom Wolf. Alderman Matt Fitterer, Pat Hairston were absent. Paula Hepp arrived at 6:05 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. Please silence all cell phones and electronic devices.

Chairman Paul Downing made the following changes on the agenda:
On the consent agenda, #17 will be moved to items 2 under Old Business.

Concerned Citizens (Non-Agenda Items) – There were no concerns citizens.

Public Comment (Agenda Items) –

Christopher Treloar—Voiced his concerns about PUD 199-2016-- The Villages at Harvest Point.

Approval of June 13, 2016 meeting minutes: Commissioner Schoenbrodt made a motion to approve the June 13, 2016 meeting minutes. Motion seconded by Commissioner Koss. Motion passed 4/0.

Approval of the agenda:

Commissioner Schoenbrodt made a motion to approve the agenda with amendments. Motion seconded by Commissioner Koss. Motion passed 4/0.

Consent Agenda: Alderman Duda made a motion to approve the Consent Agenda with Staff Comments. Motion seconded by Commissioner Schoenbrodt. Motion passed 4/0.

Bonds and Infrastructure to be considered

1. **Resolution 16-62:** Reduce and Establish Maintenance Bond Arbors at Autumn Ridge Phase 2
2. **Resolution 16-63:** Dedication of Road ROW and Public Improvements In Autumn Ridge Ph 3 Sect 3
3. **Resolution 16-64:** Release Maintenance Bond for Autumn Ridge Ph 3 Sec 3
4. **Resolution 16-65:** Dedication of Road ROW and Public Improvements In Golfview Phase 6
5. **Resolution 16-66:** Release Maintenance Bond for Golfview Ph 6.
6. **Resolution 16-67:** Release Maintenance Bond for Belshire Ph 3
7. **Resolution 16-68:** Reduce and Establish Maintenance Bond Belshire Ph 3
8. **Resolution 16-69:** Reduce and Establish Maintenance LOC Meadowbrook Ph 4 Sec 2
9. **Resolution 16-70:** Reduce and Establish Maintenance LOC Meadowbrook Ph 4 Sec 2
10. **Resolution 16-71:** Release Maintenance Bond for Meadowbrook Ph 4 Sec 3
11. **Resolution 16-72:** Reduce and Establish Maintenance Bond Meadowbrook Ph 4 Sec 3
12. **Resolution 16-73:** Release Maintenance Bond for Brixworth Ph 2

13. **Resolution 16-85:** Establish Maintenance Bond for Autumn Ridge Ph 6.
14. **Resolution 16-86:** Establish Performance Bond for Autumn Ridge Ph 6
15. **Resolution 16-87:** Establish Maintenance Bond for Autumn Ridge Ph 7
16. **Resolution 16-88:** Establish Performance Bond for Autumn Ridge Ph 7

~~17. **FPL 202-2016:** Submitted by Anderson, Delk, Epps and Associates, Inc. for Meadowbrook Phase 4, Section 6A. The property is zoned R-2, Medium Density Residential, Planned Unit Development and contains approximately 2.311 acres. The applicant requests final plat approval for 4 single family residential lots.~~

MOVED UNDER OLD BUSINESS.

18. **FPL 204-2016:** Submitted by Anderson, Delk, Epps and Associates, Inc. for Autumn Ridge Phase 6. The property is zoned R-2, Medium Density Residential, and contains approximately 4.65 acres. The applicant requests final plat approval for 11 single family residential lots.
19. **FPL 205-2016:** Submitted by Anderson, Delk, Epps and Associates, Inc. for Autumn Ridge Phase 7. The property is zoned R-2, Medium Density Residential, and contains approximately 11.97 acres. The applicant requests final plat approval for 31 single family residential lots.
20. **STP 206-2016:** Submitted by Anderson, Delk, Epps and Associates, Inc. for property located on 2105 Wall St. The property is zoned B-4 Central Business District, and contains approximately 1.705 acres. The applicant requests site plan approval for 9,800 square foot building with 72 parking spaces.
21. **PPL 207-2016:** Submitted by Anderson, Delk, Epps and Associates, Inc. for Autumn Ridge Phase 8. The property is zoned R-2 Medium Density Residential and contains approximately 29.30 acres. The applicant requests preliminary plat approval for 65 single family residential lots.
22. **PPL 210-2016:** Submitted by Anderson, Delk, Epps and Associates, Inc. for Arbors at Autumn Ridge Phase 11. The property is zoned R-2 Medium Density Residential Planned Unit Development and contains approximately 9.89 acres. The applicant requests preliminary plat approval for 24 single family residential lots.
23. **PPL 209-2016:** Submitted by Anderson, Delk, Epps and Associates, Inc. for Arbors at Autumn Ridge Phase 12. The property is zoned R-2 Medium Density Residential Planned Unit Development and contains approximately 13.73 acres. The applicant requests preliminary plat approval for 49 single family residential lots.
24. **PPL 208-2016:** Submitted by Anderson, Delk, Epps and Associates, Inc. for Arbors at Autumn Ridge Phase 13. The property is zoned R-2 Medium Density Residential Planned Unit Development and contains approximately 1.98 acres. The applicant requests preliminary plat approval for 6 single family residential lots.

Old Business:

1. **PUD 199-2016:** Submitted by LittleJohn for property located Beechcroft Road and Cleburne Road. The property is zoned AG, Agriculture, and R-2, Medium Density Residential, and contains approximately 473.13 acres. The applicant requests Planned Unit Development approval for 961 single family residential lots and 232 multi-family units for The Villages at Harvest Point.

Staff Recommendation: Based on the findings herein, staff recommends forwarding PUD 199-2016 to the Board of Mayor and Aldermen with a recommendation for approval, subject to the following conditions of approval:

1. In addition to the street improvements internal to the project boundary, Beechcroft Road and Cleburne Road shall be improved in accordance with the recommendations of the traffic impact study as follows –

A. Intersection of Beechcroft Road and Cleburne Road – to be completed by 20% buildout

- 1) A westbound left turn lane with 100 feet of storage on Beechcroft Road.
- 2) An eastbound right turn lane with 125 feet of storage on Beechcroft Road.
- 3) A northbound left turn lane with 100 feet of storage on Cleburne Road
- 4) A northbound right turn lane with 250 of storage on Cleburne Road.

Each of these turn lanes should be 11 feet wide and should be designed and constructed according to AASHTO standards. Also, both of the northbound turn lanes should intersect Beechcroft Road at a 90 degree angle and be controlled by a stop sign.

B. Intersection of Beechcroft Road and Cleburne Road – to be completed by 70% buildout

A traffic signal should be installed at the intersection of Beechcroft Road and Cleburne Road. This traffic signal should be designed and constructed to include a protected-plus-permitted signal phase for westbound motorists and a right turn overlap signal phase for northbound motorists.

C. Intersection of Beechcroft Road and the Project Access –

- 1) A westbound left turn lane with 100 feet of storage on Beechcroft Road.
- 2) An eastbound right turn lane with 125 feet of storage on Beechcroft Road.
- 3) A northbound left turn lane with 50 feet of storage on the project access.
- 4) A northbound right turn lane with 100 of storage on the project access.

Each of these turn lanes should be 11 feet wide and should be designed and constructed according to AASHTO standards.

D. Intersection of Cleburne Road and the Northern Project Access

- 1) A northbound left turn lane with 75 feet of storage on Cleburne Road.
- 2) A southbound right turn lane with 125 feet of storage on Cleburne Road.
- 3) An eastbound left turn lane with 100 feet of storage on the project access.

4) An eastbound right turn lane with 50 of storage on the project access.

Each of these turn lanes should be 11 feet wide and should be designed and constructed according to AASHTO standards.

E. Intersection of Cleburne Road and the Southern Project Access

1) A southbound right turn lane with 125 feet of storage on Cleburne Road.

2) An eastbound left turn lane with 100 feet of storage on the project access.

3) An eastbound right turn lane with 50 of storage on the project access.

Each of these turn lanes should be 11 feet wide and should be designed and constructed according to AASHTO standards.

F. Off-site improvements to Beechcroft Road, in accordance with the traffic impact study, shall be evaluated at 50% buildout of the project.

G. Off-site improvements to Cleburne Road, in accordance with the traffic impact study, shall be evaluated at 50% buildout of the project.

2. All requirements outlined in the "pattern book" shall apply. Zoning and subdivision regulation relief not specifically identified in the pattern book shall require BOMA approval.
3. All properties within the project shall be access by the lower street classification or by alley, where applicable
4. All trails shall be constructed at the time of infrastructure installation required for each phase. Trails shall be constructed to the standards outlined in the City's Bicycle and Greenway Plan. Unless dedicated to the City, all trails shall be located within a public access easement and shall be maintained by the HOA.
5. In accordance with the City's Provisions Governing Planned Unit Development, all open space shall be maintained by the HOA.
6. The applicant shall be required to submit detailed landscape plans for all required landscape buffer areas.
7. All required landscape buffer area shall be planted to the minimum standards of the City's zoning ordinance, shall be irrigated, and shall be maintained by the HOA.
8. Pursuant to Section 2 of the Provisions Governing Planned Unit Developments, the setbacks for Lots 852-871, 898-905, 908, 909, and 930-948 shall adhere to those of the adjacent R-1 zoning district.
9. Approval of this preliminary development plan shall remain valid for a period of three (3) years, during which time a final development plan shall be submitted for Planning Commission review and approval.
10. Modification to the approved preliminary development plan may require Planning Commission and/or Board of Mayor and Aldermen approval prior to the submittal of a final development plan.

Alderman Duda made a motion to forward **PUD 199-2016** to the Board of Mayor and Aldermen with a recommendation for approval, subject to the staff conditions. Motion seconded by Commissioner Koss. Motion passed 4/0/1 with Commissioner Hepp abstaining.

2. **FPL 202-2016:** Submitted by Anderson, Delk, Epps and Associates, Inc. for Meadowbrook Phase 4, Section 6A. The property is zoned R-2, Medium Density Residential, Planned Unit Development and contains approximately 2.311 acres. The applicant requests final plat approval for 4 single family residential lots

Public Works/Engineering Conditions:

- Chimalis Drive is labeled a collector street, requires minimum pavement width of 26 feet.

Staff Recommendation:

1. Chimalis Drive shall be constructed with a minimum pavement width of 26 feet, in accordance with the City's subdivision regulations.
2. Final Plat approval shall remain valid for a period of two (2) years, during which time all signatures shall be obtain and the plat recorded.
3. Modification to the plat may require Planning Commission approval prior to recordation.

Commissioner Schoenbrodt made a motion to approve **FPL 202-2016** with staff conditions. Motion seconded by Commissioner Koss. Motion passed 5/0

New Business:

1. **Resolution 16-74:** Dedication of Road ROW and Public Improvements In Woodside Ph 1A, 2A and 2B.

Alderman Duda made a motion to approve **Resolution 16-74**. Motion seconded by Commissioner Hepp. Motion passed 5/0

2. **Resolution 16-75:** Release Maintenance Bond Woodside Ph 1A, 2A, 2B

Alderman Duda made a motion to approve **Resolution 16-75**. Motion seconded by Commissioner Hepp. Motion passed 5/0

3. **Resolution 16-76:** Dedication of Road ROW and Public Improvements In Woodside Ph 1B

Alderman Duda made a motion to approve **Resolution 16-76**. Motion seconded by Commissioner Hepp. Motion passed 5/0

4. **Resolution 16-77:** Release Maintenance Bond for Woodside Phase 1B

Alderman Duda made a motion to approve **Resolution 16-77**. Motion seconded by Commissioner Hepp. Motion passed 5/0

5. **Resolution 16-78:** Release Performance Bond for Woodside Phase 1B

Alderman Duda made a motion to approve **Resolution 16-78**. Motion seconded by Commissioner Hepp. Motion passed 5/0

6. **Resolution 16-79:** Dedication of Road ROW and Public Improvements In Woodside Ph 1

Alderman Duda made a motion to approve **Resolution 16-79**. Motion seconded by Commissioner Hepp. Motion passed 5/0

7. **Resolution 16-80:** Release Maintenance Bond for Woodside Phase 1C

Alderman Duda made a motion to approve **Resolution 16-80**. Motion seconded by Commissioner Hepp. Motion passed 5/0

8. Resolution 16-81: Release Performance Bond for Woodside Phase 1C

Alderman Duda made a motion to approve **Resolution 16-81**. Motion seconded by Commissioner Hepp. Motion passed 5/0

9. Resolution 16-82: Dedication of Road ROW and Public Improvements In Woodside Ph 3

Alderman Duda made a motion to defer **Resolution 16-82**. Motion seconded by Commissioner Hepp. Motion passed 5/0

10. Resolution 16-83: Release Maintenance Bond for Woodside Phase 3

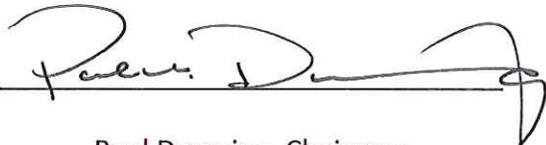
Alderman Duda made a motion to defer **Resolution 16-83**. Motion seconded by Commissioner Hepp. Motion passed 5/0

11. Resolution 16-84: Release Performance Bond for Woodside Phase 3

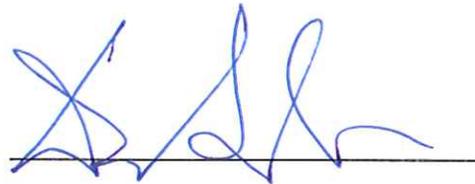
Alderman Duda made a motion to approve **Resolution 16-84**. Motion seconded by Commissioner Hepp. Motion passed 5/0

Other Business

Adjourn

A handwritten signature in black ink, appearing to read "Paul Downing", written over a horizontal line.

Paul Downing, Chairman

A handwritten signature in blue ink, appearing to read "Dara Sanders", written over a horizontal line.

Dara Sanders P.C. Secretary