

**SPRING HILL  
MUNICIPAL PLANNING COMMISSION  
REGULAR MEETING MINUTES  
MONDAY OCTOBER 10, 2016  
5:30 P.M.**

Chairman Paul Downing called the meeting to order

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

***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) None.

Public Comment (Agenda Items) – No Comments

Approval of September 12, 2016 meeting minutes: Alderman Fitterer made a motion to approve the September 12, 2016 meeting minutes. Motion seconded by Commissioner Hairston. Motion passed 4/0.

Approval of the agenda:

Commissioner Hairston made a motion to approve the agenda. Motion seconded by Alderman Fitterer. Motion passed 4/0 as amended.

Alderman Fitterer made a motion to move PPL 252-2016 and ADM 247-2016 from the regular agenda to the consent agenda. Motion seconded by Chairman Downing. Motion passed 4/0.

**Consent Agenda:**

1. Resolution 16-96 Release the Performance Bond for Brixworth Ph 1. Sec 1  
Bond for Brixworth Ph 1. Sec 1
2. Resolution 16-114 Recommend acceptance and dedication of road rights-of-way and public improvements for Brixworth phase 1 sec. 1
3. Resolution 16-98 Establish Maintenance Bond for Shirebrook Ph 2
4. Resolution 16-99 Establish Performance Bond for Shirebrook Ph 2
5. Resolution 16-100 Establish Maintenance Bond for Wades Grove Sect 15A
6. Resolution 16-101 Establish Performance Bond for Wades Grove Sect 15A
7. Resolution 16-102 Establish Maintenance Bond for Wades Grove Sect 17A
8. Resolution 16-103 Establish Performance Bond for Wades Grove Sect 17A
9. Resolution 16-104 Release Maintenance Bond Arbors at Autumn Ridge Ph 2
10. Resolution 16-105 Dedication of Road ROW and Public Improvements In Arbors at Autumn Ridge Ph 2
11. Resolution 16-106 Release Performance Bond Arbors at Autumn Ridge Ph 3 & Ph 4
12. Resolution 16-107 Dedication of Road ROW and Public Improvements In Arbors at Autumn Ridge Ph 3 & Ph 4
13. Resolution 16-108 Release Maintenance Bond Meadowbrook Ph 4 Sec 1
14. Resolution 16-109 Dedication of Road ROW and Public Improvements In Meadowbrook Ph 4 Sec 1

15. Resolution 16-110 Release Maintenance Bond Meadowbrook Ph 4 Sec 2
16. Resolution 16-111 Dedication of Road ROW and Public Improvements In Meadowbrook Ph 4 Sec 2
17. Resolution 16-112 Release Maintenance Bond Meadowbrook Ph 4 Sec 3
18. Resolution 16-113 Dedication of Road ROW and Public Improvements In Meadowbrook Ph 4 Sec 3
19. **PPL 252-2016:** Submitted by Stanford and Associates, Inc for Wades Grove, Section 18. The property is zoned R-2 (Medium Density Residential) PUD and contains approximately 25.53 acres. The applicant requests Preliminary Plat approval for 79 single family residential lots.
20. **ADM 247-2016:** Submitted by the Planning Department. The proposal is to amend the Zoning Ordinance to adopt provision for telecommunication towers.

Alderman Fitterer made a motion to approve the amended Consent Agenda. Motion seconded by Commissioner Schoenbrodt. Motion passed 4/0.

- 1) **CCP-248-2016:** Submitted by Anderson, Delk, Epps & Associates, Inc. for Shirebrook Phase 2. The property is zoned B-4 (Central Business District) and contains approximately 3.422 acres. The applicant requests concurrent plat approve for 36 single family residential lots.
- 2) **FPL 250-2016:** Submitted by Stanford and Associates, Inc for Wades Grove, Section 17A. The property is zoned R-2 (Medium Density Residential) PUD Planned Unit Development, and contains approximately 9.95 acres. The applicant requests final plat approval for 24 single family residential lots.
- 3) **FPL 251-2016:** Submitted by Stanford and Associates, Inc for Wades Grove, Section 15A. The property is zoned R-2 (Medium Density Residential) PUD and contains approximately 12.96 acres. The applicant requests final plat approval for 29 single family residential lots.
- 4) **FPL 255-2016:** Submitted by Wes Engineers & Surveyors for Crooked Creek, Section 1. The property is zoned R-2, Medium Density Residential and contains 7.98 acres. The applicant requests final plat approval for 20 single family residential lots.
- 5) **FPL 256-2016:** Submitted by Wes Engineers & Surveyors for Brixworth, Phase 4, Section 1. The property is zoned R-2, Medium Density Residential and contains 14.42 acres. The applicant requests final plat approval for 35 single family residential lots.
- 6) **FPL 257-2016:** Submitted by Wes Engineers & Surveyors for Brixworth, Phase 4, Section 2. The property is zoned R-2, Medium Density Residential and contains 21.08 acres. The applicant requests final plat approval for 49 single family residential lots.

Alderman Fitterer made a motion to approve the Consent Agenda addendum. Motion seconded by Commissioner Schoenbrodt. Motion passed 4/0.

**Old Business:**

- 1.) **PPL 228-2016:** Submitted by ESP Associates for Southern Springs Phase 3 and 6. The property is zoned B-1 Office and Limited Retail and contains approximately 90.97 acres. The applicant requests preliminary plat approval for 111 single family residential lots.

Engineering Comments:

1. Show roadway and cul-de-sac dimensions on plat
2. Show roadway dimensions
3. Show cul-de-sac radii
4. Show 20' PUDE's
5. Provide a larger scale drawing of that area and to tag slab grades as well as labeling the contours.

Staff Conditions:

1. Preliminary plat approval shall remain valid for a period of three (3) years, during which time the applicant shall obtain Planning Commission approval of a final plat application.
2. Modification to the plat may require Planning Commission approval prior to submittal of a final plat application.
3. Grading of lots shall not be permitted within any landscape buffer.
4. All Engineering comments will be addressed.

Alderman Fitterer made a motion to approve **PPL 228-2016** with staff conditions. Motion seconded by Commissioner Schoenbrodt. Motion passed 4/0.

**New Business:**

1. **SKP 249-2016:** Submitted by Anderson, Delk, Epps & Associates, Inc. for property located on Reserve Blvd. The property is zoned B-4 and contains approximately 2.024 acres+. The applicant requests sketch plan approval for one commercial lot.

Engineering Comments:

1. Show ADA ramps at driveway
2. Provide retaining wall design
3. Provide photometric sheet, truck turning movements sheet
4. Provide detail showing AC sections
5. Show proposed detention areas

Staff conditions:

1. Approval of this sketch plan shall remain valid for a period of one (1) year, during which time a site plan application shall be submitted.
2. Modification to this sketch plan approval may require Planning Commission approval prior to the submittal of a site plan application.
3. All Engineering comments will be addressed.

Alderman Fitterer made a motion to approve **SKP 249-2016** with staff conditions. Motion seconded by Commissioner Schoenbrodt. Motion passed 4/0.

2. **PUD 254-2016:** Submitted by Littlejohn for The Villages at Harvest Point. The property is zoned R-2 Medium Density Residential PUD, Planned Unit Development and contains approximately 265 acres. The applicant requests final development plan approval for 557 single family residential lots and 234 multi-family residential townhomes.

**Engineering Comments:**

1. Show all roadway dimensions and provide AC sections

**Staff conditions:**

1. All conditions of approval for PUD 199-2016 shall apply.
2. Planning Commission approval of applicable site plan and preliminary plat applications shall be required prior to the issuance of permits for the project boundary.
3. All Engineering comments will be addressed.

Alderman Fitterer made a motion to approve **PUD 254-2016** with staff conditions. Motion seconded by Commissioner Hairston. Motion passed 4/0.

3. **STP 259-2016:** Submitted by ESP Associates for Southern Springs Phase 3. The property is zoned B-1 Office and Limited Retail and contains approximately 10.6 acres. The applicant requests Site plan approval for 17,814 s/f amenity center.

**Engineering:**

1. Provide truck turning movement and photometric sheets.
2. All storm water pipe included on the plans is to be 18" minimum.
3. RCP under all roads or paved areas. HDPE, HDPP, or RCP can be used in turf areas.
4. All Storm Water structures are to be concrete as per the city specs.
5. Coordinate all water and sewer with designated City Representative

**Staff conditions:**

1. Prior to the issuance of permits all engineering and planning revisions requested herein shall be completed.
2. All public rights-of-way and easements shall be dedicated prior to the issuance of a certificate of occupancy.
3. The site plan shall be constructed as approved and conditioned prior to the issuance of certificates of occupancy.
4. Site plan approval shall remain valid for a period of three (3) years, during which time all required permits shall be obtained.
5. Modification to the approved site plan may require Planning Commission approval prior to the issuance of permits or certificates of occupancy.
6. Elevation note be removed and resubmitted.
7. All Engineering comments will be addressed.

Alderman Fitterer made a motion to approve **STP 259-2016** with staff conditions. Motion seconded by Commissioner Schoenbrodt. Motion passed 4/0.

6. **PPL 260-2016:** Submitted by Mullins, LLC for Slayton Cove. The property is zoned R2, Medium Density and R-4, High Density Residential and contains approximately 49.8 acres. The applicant requests preliminary plat approval for 116 single family residential lots.

Engineering Comments:

1. Show roadway and sidewalk dimensions and street names
2. Show PUDE's
3. Confirm offsite improvements to Port Royal

Staff conditions:

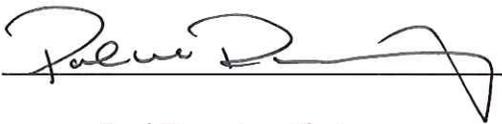
1. All conditions of approval for NCP 227-2016 shall apply.
2. Trail construction within Phase One shall be required. The applicant/developer shall coordinate with Planning and Public Works staff to determine the final location in the field.
3. Preliminary plat approval shall remain valid for a period of two (2) years, during which time a final plat application shall be submitted for Planning Commission consideration.
4. Modification to the approved preliminary plat may require Planning Commission approval prior to the submittal of a final plat application.
5. All Engineering comments will be addressed.

Alderman Fitterer made a motion to approve PPL 260-2016 with staff conditions. Motion seconded by Commissioner Schoenbrodt. Motion passed 4/0.

Other Business

2017 Meeting Schedule Calendar

Alderman Fitterer made a motion to approve 2017 Meeting Schedule Calendar with Work Session to be December 28, 2017 and Revision due on January 3, 2018. Motion seconded by Commissioner Hairston. Motion passed 4/0.



Paul Downing, Chairman



Dara Sanders P.C. Secretary