

**SPRING HILL
MUNICIPAL PLANNING COMMISSION
REGULAR MEETING MINUTES
MONDAY NOVEMBER 14, 2016
5:30 P.M.**

Vice Chairman Matt Koss called the meeting to order

Members present were: Alderman Duda, Alderman Matt Fitterer, Pat Hairston, and Charles Schoenbrodt. Also present were: City Attorney Patrick Carter, Dara Sanders, Jonathan Baughman, Bonnie Turnbow and City Engineer, Tom Wolf. Paula Hepp was absent. Chairman Paul Downing arrived at 5:50pm.

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):

James Ekleberry, 1034 Timber Valley Dr., voiced his concerns when developer paved the roads the curbing in the subdivision was not replaced and messed up. Photo's included in the minutes. Landscaping area that is not being maintained.

Robert Dewitt, 2015 Cobblestone Dr., voiced his concerns about Cobblestone Village and the drainage ditch issues. Trying to insure a smooth transition in transferring of the subdivision from the developer to the subdivision.

Richard Edwards, 3015 Dove Court, voiced his concerns about Cobblestone Village and the drainage issues and no silt fences.

Lauren Walsh, 3008 Dove Court, voiced her concerns about the open space, drainage problems and multiple issues in Cobblestone Village.

Public Comment (Agenda Items) – No Comments

Approval of October 10, 2016 meeting minutes: Alderman Fitterer made a motion to approve the October 10, 2016 meeting minutes. Motion seconded by Alderman Duda. Motion passed 5/0.

Approval of the agenda:

Alderman Fitterer made a motion to approve the agenda. Motion seconded by Commissioner Hairston. Motion passed 5/0.

Consent Agenda:

1. Resolution 16-115 Establish Maintenance Bond for Brixworth Ph 4 Sec 1
2. Resolution 16-116 Establish Performance Bond for Brixworth Ph 4 Sec 1
3. Resolution 16-117 Establish Maintenance Bond for Brixworth Ph 4 Sec 2
4. Resolution 16-118 Establish Performance Bond for Brixworth Ph 4 Sec 2
5. Resolution 16-120 Release Performance Letter Of Credit and Establish Maintenance Letter Of Credit for Willowvale Ph 2
6. Resolution 16-121 Release Maintenance Bond for Willowvale Ph 3
7. Resolution 16-122 Release Performance Letter Of Credit and Establish Maintenance Letter Of Credit for Willowvale Ph 3

8. Resolution 16-123 Release Performance Letter Of Credit and Establish Maintenance Letter Of Credit for The Arbors at Autumn Ridge Ph 5 & 6
9. Resolution 16-124 Release Performance Letter Of Credit and Establish Maintenance Letter Of Credit for The Arbors at Autumn Ridge Ph 7
10. Resolution 16-125 Dedication of Road ROW and Public Improvements In Benevento East Ph 2 Sec 1
11. Resolution 16-126 Release Letter Of Credit for Benevento East Ph 2 Sec 1
12. Resolution 16-127 Release Maintenance Bond for Benevento East Ph 2 Sec 2
13. Resolution 16-128 Release Maintenance Bond for Benevento East Ph 2 Sec 3
14. Resolution 16-129 Release Maintenance Bond for Benevento East Ph 2 Sec 4
15. Resolution 16-130 Release Maintenance Bond for Benevento East Ph 3 Sec 1

16. **FPL 264:2016:** Submitted by Anderson, Delk, Epps & Associates, Inc for the Arbors at Autumn Ridge Phase 12. The property is zoned R-2 Medium Density, PUD, Planned Unit Development and contains approximately 4.73 acres. The applicant requests final plat approval for 16 single family residential lots. (Planner: Baughman)

Alderman Duda made a motion to approve the Consent Agenda. Motion seconded by Commissioner Schoenbrodt. Motion passed 5/0.

New Business:

- 1) **ADM 266-2016:** Submitted by Jeffery Harvey for property located at the corner of Miles Johnson Parkway and Main St. The property is zoned B-4 Central Business District and contains approximately 17.32 acres. The applicant requests approval for proposed amendments to Harvey Springs Commercial Preliminary Plat. (Planner: Sanders)

Commissioner Hairston made a motion to deny **ADM 266-2016**. Motion seconded by Alderman Duda. Motion to deny **ADM 266-2016** passed 6/0.

- 2) **RZN 268-2016:** Submitted by Brian King for property located at 804 Branham Hughes Circle (Tennessee Children's Home). The property is zoned B-2, Neighborhood Shopping District. The applicant requests rezoning approval from B-2 to Planned Zoning District. (Planner: Sanders)

Alderman Fitterer made a motion to defer **RZN 268-2016**. Motion seconded by Commissioner Hairston. Motion to defer **RZN 268-2016** passed 6/0.

- 3) **ADM 270-2016:** Submitted by Anderson, Delk, Epps & Associates, Inc for property located at 4792 Main St. (Storage Units). The property is zoned B-4, Central Business District and contains approximately 1.96 acres. The applicant requests amendment of a condition of approval association with STP 157-2016. (Planner: Sanders)

Staff Conditions:

1. A certificate of occupancy may be issued for the development of the subject property prior to the completion of the dedicated left-turn lane, which shall be completed, inspected, and accepted by the City within six (6) months of the issuance of the certificate of occupancy. Should the construction of the dedicated left-turn lane not be completed, inspected, and accepted by the City within six (6) months of the issuance of a certificate of occupancy, the property owner/developer shall appear before the Planning Commission at a voting meeting, at which time calling of the posted bond for the required improvements may be required.

Alderman Duda made a motion to amend STP 157-2016 to include staff recommendation. Motion seconded by Alderman Fitterer. Motion passed 6/0.

- 4) **SKP 271-2016**: Submitted by David Craker for property located at 1035 Parkway Drive. The property is zoned M-1, Light Industrial, and contains approximately 2.4 acres. The applicant requests sketch plan approval for workshop and office tenant spaces. (Planner: Baughman)

Staff Recommendations:

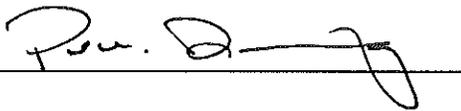
1. Prior to site plan approval, the concerns raised at the Planning Commission work session shall be addressed, including, but not limited to: noise and light pollution, sidewalk along Parkway Drive, bicycle racks and on-site traffic flow.
2. Approval shall remain valid for a period of one (1) year, 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 271-2016 with staff conditions. Motion seconded by Commissioner Koss. Motion passed 6/0.

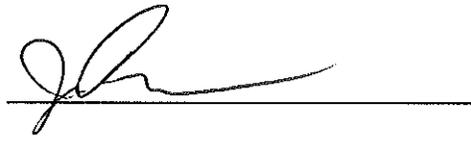
- 5) **Resolution 16-119**: Release Performance Letter Of Credit and Establish Maintenance Letter Of Credit for Willowvale Ph1

Alderman Fitterer made a motion to pass **Resolution 16-119**. Motion seconded by Commissioner Hairston. Motion passed 6/0.

Other Business



Paul Downing, Chairman



Dara Sanders P.C. Secretary