

SPRING HILL
MUNICIPAL PLANNING COMMISSION
REGULAR MEETING MINUTES
MONDAY, APRIL 11, 2022
5:30 P.M.

A. CALL TO ORDER

Chairman Jonathan Duda called the meeting to order at 5:30 PM.

B. ROLL CALL

Members Present: Chairman Jonathan Duda, Vice Chairman James Golias, Alderman Matt Fitterer, Alderman Trent Linville, Commissioner William Ballard.

Members Absent: Commissioner David Schlessman, and Commissioner Meredith McCraw.

Staff Present: Planning Director-Calvin Abram, Associate Planner-Jake McQueen, City Engineer-Lance Holdorf and Planning Assistant-Lucretia Sappington.

C. CHAIRMAN COMMENTS: *“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. If you have any comments regarding agenda and non-agenda items, please submit your public comments to PCPublicComment@springhilltn.org.”*

D. PUBLIC COMMENT (NON-AGENDA ITEMS)

E. PUBLIC COMMENT (AGENDA ITEMS)

F. ACCEPTANCE OF MEETING MINUTES MARCH 14, 2022 REGULAR MEETING OF THE PLANNING COMMISSION.

Alderman Matt Fitterer made a motion to move for approval of the March 14, 2022 Regular Meeting Minutes. Motion seconded by Alderman Trent Linville. The motion to accept the February 14, 2022 minutes passed 5-0.

G. APPROVAL OF THE AGENDA

Alderman Matt Fitterer made a motion to move for approval of the Agenda as presented. Motion seconded by Alderman Trent Linville. There were no objections. The motion to accept the Agenda passed 5-0.

H. CONSENT AGENDA

1. PDm 1163-2022: Submitted by Anderson, Delk, Epps & Associates for Brandon Woods (formerly Meadowbrook) South. The property is zoned R-2 PUD and contains approximately 254 acres. The

applicant is requesting a minor modification of the R-2 PUD Master Plan to revise side setbacks. Requested by Joe Epps.

2. **FPL 1164-2022:** Submitted by T-Square Engineering, Inc. for Barton Hills Subdivision, located on Cleburne Road. The property is zoned R-4 and contains approximately 26.04 acres. The applicant requests final plat approval for 63 single family homes. Requested by Allison Baldwin.

Alderman Matt Fitterer made a motion to adopt the Consent Agenda with all Staff provided conditions of approval. Motion seconded by Alderman Trent Linville. The motion to approve the Consent Agenda passed 5-0.

I. OLD BUSINESS

1. PC Resolution 22-22 Establish Maintenance Bond for Southern Spring Phase 8.

Alderman Matt Fitterer made a motion to defer PC Resolution 22-22. The motion was seconded by Alderman Trent Linville. The Motion to defer PC Resolution 22-22 passed by a vote of 5-0.

2. PC Resolution 22-23 Establish Performance Bond for Southern Springs Phase 8.

Alderman Matt Fitterer made a motion to defer PC Resolution 22-23. The motion was seconded by Alderman Trent Linville. The Motion to defer PC Resolution 22-23 passed by a vote of 5-0.

J. NEW BUSINESS

1. PC Resolution 22-38 Establish Maintenance Bond for Alaina Park Ph 1 Sec 1.

Alderman Matt Fitterer made a motion to approve PC Resolution 22-38. The motion was seconded by Alderman Trent Linville. The Motion to approve PC Resolution 22-38 passed by a vote of 5-0.

2. PC Resolution 22-39 Establish Performance Bond for Alaina Park Ph 1 Sec 1.

Alderman Matt Fitterer made a motion to approve PC Resolution 22-39. The motion was seconded by Alderman Trent Linville. The Motion to approve PC Resolution 22-39 passed by a vote of 5-0.

3. **SPC 1166-2022:** Submitted by Kimley-Horn for Hy-Vee Grocery, located at the SE corner of Buckner Lane and Buckner Rd. The property is zoned PZD and contains approximately 16.1 acres. The applicant requests concept plan review for a multi-tenant grocery and a gas station. Requested by John Richardson Patterson.

Advisement provided by the Planning Commission.

K. OTHER BUSINESS

L. COMMISSION COMMENT


M. STAFF COMMENT

N. ADJOURN

Chairman Jonathan Duda adjourned the meeting at 5:44 pm.



Jonathan Duda, Chairman



P.C. Secretary