

CITY OF WHITE HOUSE
Meeting of the
Municipal/Regional Planning Commission
Monday, April 11, 2016

Call to order: 7:00 p. m.

Pledge of Allegiance:

Roll call: Clif Hutson, Martha Wilkinson, Bob Dorris, Paula Eller-Chairperson, Richard Berry, Scott Wiggins-Vice-Chairman, Jerry Summers

Members Absent:

Staff Members Present: Valerie Webb- City Attorney, Planning Director- Reed Hillen, Jerry Herman-City Administrator, Jason Reynolds, City Engineer

Approval of prior minutes dated: Monday, March 14, 2016. Motion was made to approve prior minutes by Martha Wilkinson, seconded by Bob Dorris. Motion passed unanimously.

Approval of Consent Agenda:

CONSENT AGENDA

- Item # 1** **Lochinvar Subdivision:** Staff requests a one-year subdivision improvement bond extension.
- Item # 2** **Sumner Crossings Subdivision-Phase 2:** Staff requests a one-year subdivision improvement bond extension.
- Item # 3** **Villages of Indian Ridge Subdivision:** Staff Requests a one-year subdivision improvement bond extension.

Motion was made to approve all three Consent Agenda Items by Bob Dorris, seconded by Jerry Summers.

Motion passed unanimously.

- Item # 4** **DQ Grill & Chill/Miller-McCoy, Inc.:** Requests Site Plan Approval for a 2,612 square foot restaurant. Property is Referenced as Robertson County Tax Map 106E, Parcel 22.00. Property is zoned C-2, General Commercial and is located at 530 Highway 76.

Staff stated the overall site plan looks good. Staff stated that

a stipulation would be that the ingress/egress either would need to be a right in/right out, or be moved to allow for proper distance from the Lone Oak Drive intersection. Staff stated another stipulation would be that the developer work with city staff to ensure all federal, state, and local storm water and detention requirements are met and receive the approval from the city engineer. Jason Reynolds, City Engineer, stated that the DQ drainage plans are dependent upon the Carwash storm water plans. Mr. Reynolds stated that the Carwash detention plans have not been finalized as of yet, but they are underway and should work. Mr. Reynolds noted that should something unforeseen occur with an issue with the Carwash Plans, the DQ would be required to revise their proposed drainage plans on the site plan. Mr. Reynolds discussed drainage long term plan agreements that are required, and a maintenance agreement is required to be recorded with the property plat. Commission discussed if staff would approve the ingress/egress entrance, or would finalized entrance come back to Commission for approval. Staff stated Commission could make approval. Staff stated he would recommend that they make entrance right in/right out, or allow a full entrance, but move it to the east to allow proper distance from Lone Oak Drive intersection. Brian Peterson and Leslie Adams, with Fourteen Foods, representing the development were present. Mr. Peterson discussed that they would recommend the entrance as shown on the site plan. Mr. Peterson stated that they have built this site plan at several locations and it seems to make it safer for customers and a more controlled situation for their operations. Staff stated if they would like to proceed with entrance as shown on the site plan, they would need to obtain TDOT approval.

Motion was made to approve by Jerry Summers with staff stipulations that storm water requirements be met by city staff, and ingress/egress plans as shown on plans per TDOT approval, Richard Berry.

Motion passed. Paul Eller abstained.

Item # 5

Tate Ornamental Building Addition/Klober

Engineering. : Requests Site Plan Approval for an 8,000 square foot building addition. Property is referenced as Robertson County Tax Map 106, Parcel 193.02. Property is zoned I-1, Light Industrial and is located at 496 Sage Road.

Staff stated that this is a building replacement for the existing site. Staff stated it would only require adding a small portion

of impervious surface. Staff stated he recommended to that they work with City Engineer and Storm Water Manager to receive city requirements.

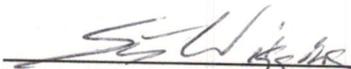
Motion was made to approve with no staff stipulations by Bob Dorris, seconded by Clif Hutson.

Motion passed unanimously.

Staff stated there would be a Technical Review Study next month at 6:30 prior to the Commission Meeting. Staff stated the Dairy Queen Site Plan would be on next month's meeting and also bond approvals.

Meeting adjourned at 7:34 p.m.

ATTEST:



Scott Wiggins, Vice-Chairman



Reed Hillen, Secretary