

**City of White House
Meeting Minutes of the
Municipal/Regional Planning Commission
Monday, May 10, 2010**

Call to Order: 7:00 pm

Roll Call: Paula Eller, Amanda Brinkley, Scott Wiggins, Mike Arnold, Michael Baxter, Clif Hutson

Staff: Addam McCormick, Ron Bailey, David Amonette, City Attorney

Absent: Mary McNutt

Approval of Prior Minutes dated: April 12, 2010. Motion to approve by Amanda Brinkley, seconded by Mike Arnold. Motion passed unanimously.

Approval of Agendas: (Both Consent & Regular Agenda) Motion was made to approve by Michael Baxter, seconded by Scott Wiggins. Motion passed unanimously.

CONSENT AGENDA

- Item # 1** **Cambria Subdivision-Phase 1:** Staff requests a 6-month subdivision improvement bond extension.
- Item # 2** **CPB Properties:** Staff requests a 1-year subdivision improvement bond extension.
- Item # 3** **Greystone Subdivision-Phase 3:** Staff requests a 1-year subdivision improvement bond extension.

AGENDA

- Item # 4** **White House Health Care/Atwell:** Requests Site Plan Approval for a proposed 84-unit Nursing Home. Property is referenced on Robertson County Tax Map 107-I, Group B, Parcel 80.01. Property is zoned C-4, Office/Professional Service District and is located at 2871 Highway 31-W.

Staff explained that this project is the same project that was originally proposed at Wilkinson Lane and then at Sage Road. Staff stated that this current site proposal is the lot next to Dollar General Market on Highway 31-W. Staff recommended approval with the stipulation that the drainage pipe or detention area be re-designed. Staff stated that Ron Bailey, City Engineer could explain in detail regarding drainage requirements based on the future meeting with TDOT. Mr. Bailey stated the engineers had not included in the plans off-site drainage from Orchard Park Subdivision. Mr. Bailey stated that staff asked engineers to make sure their calculations included this. Mr. Bailey stated that it was discussed whether to include this off-site drainage into the detention pond or reroute it around the site. Mr. Bailey stated if they re-route it around the site it would be on the south side, which would include installing a pipe where it could outlet onto Highway 31-W ditch. Mr. Bailey discussed concerns with the outlet drainage onto Highway 31-W, which has a 24" pipe and drains out to Brooklawn Drive. Mr. Bailey stated that this area has a history of flooding. Mr. Bailey stated that staff has requested that the engineer set up a meeting with TDOT to discuss whether to upsize the pipe or see if there is another

solution. City Engineer and Commission had discussion on how upsizing the pipes at Brooklawn would affect other properties and future development of other properties. Mr. Bailey stated that upsizing the pipes on Brooklawn/Hwy 31-W would also affect approximately 12 to 14 residents in that area. Mr. Bailey stated that the other possible options would be to reroute storm water down Highway 31-W the other direction, or upsizing the detention pond and rerouting the existing off-site drainage into it. Mr. Bailey stated there would not be much room to upsize the detention pond unless you went underground. Dan Strebel, Project Civil Engineer with Atwell Hicks, discussed design of project and recalculations that have been done for existing design. Mr. Strebel stated that are trying to get with TDOT. Mr. Strebel brought in photos of Brooklawn from upstream looking down stream. Mr. Strebel stated that the existing pipe under Brooklawn is half way filled with sediment and is not functioning properly. Mr. Strebel stated that once the ditches are cleaned out and the pipe is cleared of sediment that it should function properly with the detention pond also on site.

Motion was made to approve by Mike Arnold with stipulation that the engineers and staff work out drainage issues, seconded by Amanda Brinkley.

Motion passed unanimously.

Staff discussed that the parking lot pole heights be reduced to 20 feet and site landscaping is amended per staff comments. Staff stated he would report back to Commission regarding drainage and lighting.

Discussion Items:

1. Veterans Memorial:

Staff stated that the proposed memorial would be located at the end of Brinkley Lane. Staff stated that the memorial area will also connect to the greenway. Staff stated the property was donated by a property owner who wishes to be anonymous. Staff stated that Alderman Arnold is working with volunteers to design and construct the City's Veteran Memorial. Staff stated initial work has been started on the project. Staff stated that the construction includes a small parking lot at the end of Brinkley Lane. Chairperson Eller asked staff about possible web cam at memorial site because the site is in a remote area and there could be a security issue and also it would promote the memorial on the City web site. Staff stated that the memorial site would be close to the bridge on Portland Road and also there is a house approximately 50 feet from the site. Alderman Arnold explained that a young man in the community approached Angie Carrier, City Administrator with a drawing for a Veterans Memorial for his Eagle Scout project. Alderman Arnold stated that this young man has raised \$1,500.00 to date. Alderman Arnold stated that there is an account set up at Farmers Bank for this project and any balance that is left would be used for the Eagle Scouts to maintain the Memorial. Alderman Arnold stated that they would like to have the Memorial ready for the July 4th dedication.

2. Storm Drainage Design:

City Administrator, Angie Carrier, discussed the recent flood and her communications with FEMA representative and other government representatives regarding flood assessments. Ms. Carrier stated that the City completed damage assessments the Monday following the flood. Ms. Carrier stated that the total assessments, not including properties is over \$500,000.00 to public facilities, not including private homes. Ms. Carrier stated that most of the damage was to the sewer plant and some of the lift stations. Ms. Carrier stated that Sumner and Robertson Counties have been declared as disaster relief areas. Ms. Carrier stated that now individuals can apply for assistance for home clean up. Ms. Carrier stated there are flyers that have been created that give information to those residents who have had home damage and it will be on the City web site. Ms. Carrier stated that the City Library will offer free internet access for individuals that need help completing their flood assistance forms. Ms. Carrier stated that the City Public Works department would be assisting in picking up debris from those homes that were affected by flood damage. Chairperson Eller asked staff how those affected by the flood, that live in the Robertson County Planning Region area would get this information. Ms. Carrier stated that she is aware that Sumner County has put information on its web site and sent out flyers. Ms. Carrier stated she was not sure what Robertson County's plans were regarding sending out information. Ms. Carrier stated that people who live outside this City who were affected could also receive assistance at the City Library or call City Hall. Staff discussed roadways in the city that were flooded. Staff stated that Highway 31-W north in front of the landscaping business was the only area that was closed. Staff discussed damage to multiple sections of the greenway at areas of creek crossings.

3. Robertson County Growth Boundary Update:

Staff stated the plan was unanimously approved by the State on Wednesday, April 27, 2010. Staff stated an optional next step would be for the City to request that the City's Planning Boundary be expanded to be consistent with the revised growth boundary.

Staff stated he has done some research on Planning Commission by-laws and the State has recently passed a law regarding how meetings are handled. Staff stated he will report back to the Commission after he has reviewed it.

Motion was made to adjourn by Amanda Brinkley. Meeting adjourned at 7:55 p.m.

ATTEST:

Addam McCormick, Secretary

Paul Eller, Chairperson
