CITY OF WHITE HOUSE
Meeting of the
Municipal/Regional Planning Commission
Monday March 12, 2012

Call to order **7:00 p. m.**
Roll call:
Jerry Summers, Bob Dorris, Cliff Hutson, Paula Eller- Chairperson, Mayor Mike Arnold, Scott Wiggins, Bob Dorris.
Members Absent:
Staff Members Present: Jason Reynolds- City Engineer Consultant, Addam McCormick- City Planner, Police Chief Herman,-Interim City Administrator, Valerie Webb, City Attorney
Approval of prior minutes dated: January 9, 2012. Motion to approve by Mayor Mike Arnold, Seconded by Scott Wiggins. Motion approved unanimously.
Approval of Agenda: Approved with no changes.
Individual Review of Agenda Items

The public hearing for the advertised rezoning on Clif Garrett was requested by the applicant to be removed from the agenda.

Chairperson Eller welcomed Eddy Bolton as a new commissioner. Chairperson Eller stated that all of the commissioners are citizen servants and that the City's business must remain transparent, which includes that all emails and phone conversations should be made through Addam McCormick. City Staff. Chairperson Eller stated that the Commissioners should not discuss any of the Planning Commission's agenda items with each other outside of the public forum.

Chairperson Eller also welcomed Valerie Webb, City Attorney.

AGENDA

Item#1 **Stones Crossing Subdivision/Staff**: Requests a one-year subdivision improvement bond extension.

Staff stated that this is a 10-lot subdivision on Tyree Springs Road. Staff stated that the subdivision was recorded in 2003. Staff stated that it is 60% completed with 6 of the 10 lots completed with the final asphalt layer installed. Staff stated that street lights are already installed. Staff stated that remaining improvements are that three sections of sidewalk on vacant lots, minor drainage grading to remove silt, and minor center line roadway repair issues. Staff stated that estimated cost for the remaining items would be $9,900.00. Staff stated the current bond amount is $11,000.00. Eddy Bolton asked staff about lots remaining. Staff explained the location of the four remaining lots and the location of the sidewalks to be installed.

Motion was made by Scott Wiggins to approve a one-year subdivision improvement bond extension for $11,000.00,

seconded by Bob Dorris.

Motion passed unanimously.

Item #2 **Commercial Design Standards Amendment/Staff:**
Requests recommendation to the Board of Mayor and Aldermen to amend the Commercial Design Standards, Outdoor Lighting Standards regarding the height of parking lot pole lights.

Staff stated that the amendment has two parts. The first part is to promote and require a unified master plan for decorative lights as approved by the Planning Commission. Staff stated the second part, consists of amending the pole height ranges from 20 to 30 ft to 25 to 30 ft.

Motion was made by Mayor Arnold to approve based on staff's recommendation, seconded by Jerry Summers.

Motion passed unanimously.

Discussion Items:

Design review commission-Authority-Members-Appeal of decisions:

Staff stated in 2008 that the state passed a law that cities could approve Design Standards. Staff stated that the Planning Commission is the sole authority on reviewing design standards, adopting, and amending them. Staff stated that the City adopted the design standards before the law was passed, and the Board of Mayor and Aldermen was the board that approved and adopted the design standards. Staff recommends that the city continue with the Planning Commission/Aldermen review process for amendments to the Commercial Design Standards. Mayor Arnold stated that the Planning Commission should remain the sole authority in reviewing, adopting, and amending the design standards because there are 7 people on the Planning Commission which would be a better representation.

Brookside Village Update: Staff stated that the drainage culverts/ headwalls have been ordered for the detention ponds. Staff stated that a contractor has been hired to install the pipes and headwalls. Staff stated weather permitting; work is expected to be completed within two-weeks.

Proposed State Law: Valerie Webb, City Attorney discussed a proposed state law that is currently in the State Legislative committee review process. Ms. Webb stated if approved as written in the attached summary, then zoning and land use control would be dramatically reduced for cities and counties. Staff will report on the status of this and other proposed state

laws currently being reviewed when more information comes available.

Meeting Adjourned at 7:20 p.m.

ATTEST:

Paula Eller

Paula Eller, Chairperson

Addam McCormick, Secretary