

CITY OF WHITE HOUSE
Meeting of the
Municipal/Regional Planning Commission
Monday September 10, 2012

Call to order 7:00 p. m.

Roll call:

Paula Eller-Chairperson, Mayor Mike Arnold, Clif Hutson, Scott Wiggins, Bob Dorris.

Members Absent: Jerry Summers, Eddy Bolton

Staff Members Present: Jason Reynolds, City Engineer, Addam McCormick, City Planner, Jerry Herman, City Administrator, and Valerie Webb, City Attorney

Approval of prior minutes dated: August 13, 2012. Motion was made to approve by Mayor Arnold, seconded by Bob Dorris. Motion passed unanimously.

Approval of Agenda:

Individual Review of Agenda Items

AGENDA

Item#1 Center Drive Extension: Staff requests a one-year extension of the subdivision improvement bond.

Staff stated the estimated cost of improvements is \$17,500. Staff stated the remaining improvements are: final asphalt layer and roadway improvements at the existing transition between the old and new section of Center Drive. Staff stated the proposed bond amount is \$20,500. Staff stated that the calculated asphalt installation costs were increased to be consistent with recent City bid amounts.

Motion was made to approve by Scott Wiggins with staff's recommendations and that the bond amount be set at \$20,500.00, seconded by Bob Dorris. Motion passed unanimously.

Item #2 Cambria Subdivision-Phase 2: Staff requests a one-year extension of the subdivision improvement bond.

Staff stated that this would be the street section at Artesa Drive and Cuvee Court. Staff stated that 12 of 24 residential lots are completed. Staff stated the estimated cost of improvements is \$40,400 and the proposed bond amount is \$42,500. Staff stated due to the age and condition of the roadway binder layer, staff would recommend this to be the last extension and require that the final improvements be completed prior to the one-year extension bond expiration. Staff stated that the remaining improvements

are: final asphalt layer, sections of curb and binder repair, and sections of sidewalks.

Motion was made to approve by Mayor Arnold with staff's recommendations and that the bond amount be set at \$42,500.00, seconded by Bob Dorris. Motion passed unanimously.

Item # 3 Zoning Ordinance Amendment: Staff requests recommendation to the Board of Mayor and Aldermen to amend the Zoning Ordinance regarding Vehicular Sales and Automobile Sales uses in the C-1, Central Business Commercial Service District and C-2, General Commercial Districts.

Staff stated that currently in the C-2, General Commercial and C-1, Central Business Service District, automobile sales are allowed by special exception. Staff stated that the Board of Zoning and Appeals has to review and approve. Staff stated that the proposed amendment is to move the two uses from the special exception section to the regular permitted use which does not require review and approval by the Board of Zoning and Appeals. Staff stated that the proposed ordinance would have to be approved by the Board of Mayor and Aldermen.

Motion was made to approve by Bob Dorris with staff's recommendations, seconded by Mayor Mike Arnold.

Motion passed unanimously.

Discussion Items:

Ethics Disclosure Forms:

Staff stated that he had included the form in the Commissioner's packets. Staff stated that this form is newly adopted by the State and required to be filled out by Planning Commissioner's. Staff stated that the form is required to be submitted to the State by January 2014. Staff stated that the form could be filled out and submitted on-line. Mayor Arnold asked Staff if he would need to fill out another form since he had already completed one for the Board of Mayor and Aldermen. Staff stated he would check to see if he and Aldermen Clif Hutson would need to complete another one.

Bike Lanes:

Staff stated that the City had received a grant from the National Metropolitan Planning Organization. Staff stated that the City requested several projects, but the bike lane was approved. Staff stated that Mayor Arnold was able to coordinate with the State for the bike lanes on Hwy 31W to be installed at no cost. Staff stated that now there has been discussion on how to use the grant funding. Staff stated that in the middle of the city on Highway 31-W, there is a narrow section and due to the turning lanes

they had to install joint bike lanes instead of separate dedicated lanes. Staff stated that the City is looking at having a pedestrian lane that would connect Highway 31W from the north greenway trail head at Highway 31-W and also south at Highway 31-W near the Rainbow Enrichment Daycare Center. Staff discussed that this connection to the greenway trail would make it approximately the entire connected trail system over 5 miles. Staff discussed the proposed changes to the travel lanes and sidewalks on Highway 31W for the future pedestrian lanes. Staff stated that the goal is to coordinate the engineering with TDOT and then next budget year bid the work out for construction.

Street Construction Issues: Jason Reynolds, Contract Engineer, discussed street construction issues due to the length of time the roadway binder layer is exposed due to the slow development time line and the City's requirement for 75% lot completion before the final layer of roadway asphalt is permitted to be installed. Mr. Reynolds stated if the Commission would like that he could present additional information at a future meeting. Staff and Commission had lengthy discussion on possible solutions.

Meeting Adjourned at 7:37 p.m.

ATTEST:

Paula Eller, Chairperson

Addam McCormick, Secretary