

**CITY OF WHITE HOUSE**  
Meeting of the  
**Municipal/Regional Planning Commission**  
**Tuesday November 13, 2012**

**Call to order**            **7:00 p. m.**

**Roll call:**

Paula Eller-Chairperson, Clif Hutson, Bob Dorris, Jerry Summers, Eddy Bolton, Scott Wiggins

**Members Absent:** Mayor Mike Arnold

**Staff Members Present:** Jason Reynolds, City Engineer Consultant, Jerry Herman, City Administrator, and Valerie Webb, City Attorney

**Approval of prior minutes dated:** October 9, 2012. Motion was made to approve by Scott Wiggins, seconded by Bob Dorris. Motion passed unanimously.

**Approval of Agenda:**

**Individual Review of Agenda Items**

Chairperson Eller requested to add a discussion item. Chairperson Eller reminded Commissioners that in case of inclement weather the Planning Commission Meeting would be postponed and that Commissioners would be notified.

**AGENDA**

**Item #1    Holly Tree Subdivision-Phase 3:** Staff requests a one-year subdivision improvement bond extension.

Jason Reynolds, city engineer consultant, stated that the subdivision was recorded in 2005. Mr. Reynolds stated that the remaining improvement items are: final asphalt, sidewalks, street lights (bulbs), landscaping. Staff stated that they had completed utilities and drainage culverts and catch basins, roadway and drainage excavation, 75% of the sidewalks, grading, roadway base, binder, and curbs. Mr. Reynolds stated that 32 of 50 lots have been completed. Staff stated that he recommended that the bond be extended for 1 year and that the bond amount be \$72,080, which would include cost plus 6% inflation.

**Motion was made to approve by Clif Hutson, seconded by Jerry Summers. Motion passed unanimously.**

**Item #2    Brookside Village-Phase 1:** Staff requests a one-year subdivision improvement bond extension.

Chairperson Eller stated to those in attendance that this is not a public hearing, but if they had any comments or questions, they could speak.

A citizen asked what the one-year bond extension meant. Chairperson Eller stated that the developer would have one year to complete remaining items. Chairperson Eller stated that this bond is for phase one. The citizen asked if the units would be the same square footage as what is already built. The Commission discussed that the developer would have to go by the plans that were submitted and approved by the Commission and if they made changes, the plans would have to be brought to the Commission for approval. The board had discussion on what items remained to be completed in phase 2. Mr. Reynolds stated that there were some detention ponds that were repaired and walking trails completed. The citizens asked if it is the same developer asking for the bond extension. Chairperson Eller stated that it is the same developer. Chairperson Eller stated that the developer would have to complete the remaining items in phase 1 within the year or the city would pull the bond and have those items completed. Mr. Reynolds explained the bond process.

**Motion was made to approve by Scott Wiggins, seconded by Bob Dorris. Motion passed unanimously.**

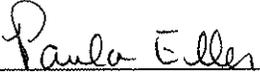
#### **Discussion Items:**

**Planning Commission Training Session:** Chairperson Eller stated that she emailed a list of free videos to the Commissioner's that missed the training meeting. Chairperson Eller stated that the Commissioners that missed the meeting could view some of the videos then let the Codes Office know so that it could be recorded that they completed required hours. Chairperson Eller stated that the training would need to be completed before the end of the year.

Chairperson shared concerns regarding Cumberland Electric tree trimming process in the City of Millersville and that many trees were trimmed well outside of the right of way. Chairperson Eller stated concern that they could do the same here in the City and would like to know what guidelines they use. Jerry Herman, City Administrator, stated that he would check to see if a representative from CEMC could come speak at the next Planning Commission Meeting.

Meeting Adjourned at 7:35 p.m.

**ATTEST:**

  
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**Paula Eller, Chairperson**

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**The following Planning Commissioners attended the training on Monday  
October 29, 2012 at the City of Gallatin:**

1. Mayor Mike Arnold
2. Bob Dorris
3. Jerry Summers
4. Paula Eller