

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

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

**Roll call:**

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

**Members Absent:** Mayor Mike Arnold, Eddy Bolton

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

**Approval of prior minutes dated:** November 13, 2012. Motion was made to approve by Bob Dorris, seconded by Scott Wiggins. Motion passed unanimously.

**Approval of Agenda:**

**Individual Review of Agenda Items**

\*Due to technical difficulties the minutes were completed with staff's notes.

**AGENDA**

**Item#1    Springbrook Subdivision-Phase 2:** Charles Lee Requests Recommendation to the Board of Mayor and Aldermen for the acceptance of roadway, street lighting, and drainage improvements in Springbrook Phase 2. Springbrook Subdivision is located at South Palmers Chapel Road and is zoned SRPUD, Suburban Residential Planned Unit Development.

**Motion was made to defer until next month's meeting by Scott Wiggins, seconded by Clif Hutson. Motion passed unanimously.**

**Item #2    City of White House Parks and Recreation Department:** Requests approval for a 915 square foot restroom facility. The facility will be located at the City Park.

Michael Marzialo, architect for the project, stated that the building materials for the proposed restroom facility would be masonry walls with prefab wood trusses, and will have a metal roof that will match the existing scorer's tower. Mr. Marzialo stated that the facility would be located west of the existing baseball concession stand at the quad baseball field-in between field 2 fence and parking lot. Mr. Marzialo stated that the restroom would be ADA compliant and would include wall hung fixtures to keep the floor

area clean. Mr. Marzialo stated that he should have the proposed drawing concept completed in two weeks and then it would be ready to be bid out.

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

**Item # 3 Staff:** Requests approval of the 2013 Planning Commission Schedule.

**Motion was made to approve by Scott Wiggins that the Planning Commission continue to meet the second Monday of each month, seconded by Jerry Summers. Motion passed unanimously.**

### **Discussion Items:**

**Margie Wallace:** Property owner at 312 Springbrook Blvd. stated concerns with driveway hump that was recently installed at the end of her driveway. Mrs. Wallace stated that it is a safety concern with her children riding their bikes over, it will hurt their property value should they try and sell their house, it is annoying pulling over the hump each time they leave, and the hump is trapping rain water in the driveway and yard. Mrs. Wallace requests that the driveway hump be removed and that the yard be leveled out so that it would not hold water. Mrs. Wallace stated that she spoke to developer, Charles Lee, and that he stated that he could put some dirt in this area. Chairperson Eller stated that she went and viewed the site and noticed that several of the driveways are sloped or bumpy. Chairperson Eller stated that she did view the site during some rain and did notice the yard area by the sidewalk holding a considerable amount of water. Charles Lee, developer, stated that he would be willing to remove the hump and stated that he did not feel it serves any purpose. Mr. Lee discussed drainage going into the city's utility areas not into the street. The Commission discussed low spot issues in the yard. Jason Reynolds, City Engineer Consultant, stated that there were two issues that he and the former city planner reviewed a couple of months ago: drainage issues on the specific lot and drainage coming off the road into the lot. Mr. Reynolds stated that they had to make the driveway compliant and maintain drainage along the curb line. Mr. Reynolds stated that staff discussed several ways for developer to have it corrected and that the water would need to be routed properly. Mr. Reynolds stated that the hump takes care of drainage on the road. Mr. Reynolds stated that one of the solutions would have been for it to be more consistent with the other driveways, with the driveway cut higher than the road. Commission and staff discussed options that would make this driveway more consistent with other driveways and still maintain drainage. Mr. Lee stated that he would agree to go back to do dirt work that should help with water ponding. Mr. Lee stated that he would remove

the hump if the Commission requests him to do so. Commission and Staff had lengthy discussion on options that could be done to fix driveway.

**Howard Whitaker**-CEMC District Operations Supervisor: Discussed tree trimming criteria within the city limits.

Meeting Adjourned at 9:00 p.m.

**ATTEST:**



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**Paula Eller, Chairperson**

**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

**The following Planning Commissioners viewed planning related videos for the 4-hr required training hours:**

5. Eddy Bolton
6. Clif Hutson
7. Scott Wiggins