

CITY OF WHITE HOUSE
Meeting of the
Municipal/Regional Planning Commission
Monday, January 14, 2013

Call to order 7:00 p. m.

Roll call:

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

Members Absent:

Staff Members Present: Jason Reynolds, City Engineer Consultant, Jerry Herman, City Administrator, and Valerie Webb, City Attorney, Planning Director, Reed Hillen

Approval of prior minutes dated: Monday, December 10, 2012. Motion was made to approve by Scott Wiggins with the addition of Chairperson Eller's summary of the CEMC discussion with Mr. Whitaker at the December Meeting, seconded by Eddy Bolton. Motion passed unanimously.

Approval of Agenda:

Chairperson Eller welcomed new Planning and Codes Director Reed Hillen. Chairperson Eller asked the Commissioners to give Reed one piece of advice in respect to what the Commissioners do. Chairperson Eller stated they would discuss at end of the meeting. Chairperson Eller asked to add a brief summary at the end of the meeting to discuss from the December Meeting regarding CEMC representative Mr. Whitaker and tree trimming criteria within the city limits.

AGENDA

{Item # 1 Deferred from December Meeting}

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.

Jason Reynolds, engineer consultant, stated that staff is satisfied with the improvements that Mr. Charles Lee has made to the driveway entrance and drainage issues. City Attorney, Valerie Webb, discussed that she had reviewed the requirement of sidewalk installation at lots 201 and 202 as shown on the plat. City Attorney stated that she concurs with staff that this adjustment in not requiring the sidewalks, is a minor adjustment to the plat

and within the authority of the Commission. Staff stated that the proposed request is to establish a one-year maintenance bond in the amount of \$8,200. Commission and staff discussed that the request from homeowner regarding additional dirt fill would be between the owner and the contractor. Commission and Staff discussed that the homeowners at lots 201 and 202 did not want sidewalks installed in front of their houses.

Motion was made to approve by Scott Wiggins with approval of work that was completed, recommendation to the Board of Mayor and Aldermen for subdivision approval with a one-year \$8,200 maintenance bond, and the removal of the sidewalk requirement at Lots 201 and 202, seconded by Bob Dorris.

Motion passed unanimously.

{Item # 2 This item was requested by the applicant to be removed from the agenda-will be submitted at the February 11, 2013 Commission Meeting}

Item # 2 McBride Dale Clarion: Requests Site Plan Approval for a 4,000 square foot convenience store and a 5,400 square foot fuel canopy. Property is referenced on Robertson County Tax Map 107-I, Group A, Parcel 1.01 and is located at the intersection of State Route 76 and Raymond Hirsch Parkway. Property is zoned C-2, General Commercial.

Item # 3 **Zoning Ordinance Amendment:** Staff requests the Recommendation to the Board of Mayor and Aldermen to amend the Zoning Ordinance regarding Article IV, Section 4.070 J Table 1. The text that is struck through on the attached table in the Awning/Canopy Sign row is requested to be removed from the Zoning Ordinance.

Staff discussed the current limitation for signs on awnings and canopies. Staff researched other surrounding cities and they do not have the maximum requirement and instead limit the signage based on a percentage of the awning or canopy area or length. Staff proposes the 1 square foot to 2 linear foot limitation, in addition to not allowing the sign to extend beyond the awning or canopy, is a sufficient enough limitation to ensure that these signs fit within the design standards of the City and zones where the signage is permitted.

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

Motion passed unanimously.

Mayor Arnold stated that the Commission would rely on Reed's knowledge and confidence to lead the board in his recommendations. The Commission had discussion on relying on the staff's recommendations and if there is

anything that the Commission could read and gain more knowledge into before a meeting to let them know, and to treat others with respect.

Staff and Commission had lengthy discussion on last month's discussion item with Howard Whitaker, representative with CEMC, regarding tree trimming criteria. Mayor Arnold stated that he would set up a meeting with Mr. Whitaker and invite him back to the February Planning Commission Meeting.

Meeting Adjourned at 7:37 p.m.

ATTEST:

Paula Eller, Chairperson

Reed Hillen, Secretary