

CITY OF WHITE HOUSE
Meeting of the
Municipal/Regional Planning Commission
Monday, May 13, 2013

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

Roll call: Paula Eller-Chairperson, Clif Hutson, Mayor Mike Arnold, Eddy Bolton, Bob Dorris, Scott Wiggins

Members Absent: Jerry Summers

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

Approval of prior minutes dated: Monday, April 8, 2013. Motion was made to approve by Eddy Bolton, seconded by Bob Dorris. Motion passed unanimously.

Approval of Agenda:

CONSENT AGENDA

Item # 1 Greystone Subdivision-Phase 3: Staff requests a one-year bond extension.

Staff stated that there have not been any homes built in this subdivision within the year and the remaining items are: sidewalks, final asphalt layer, landscaping, detention pond structure repair, and silt removal. Staff stated that they are at 35% of completion and he recommends a one-year bond extension. Staff stated the current bond is \$68,000 and the proposed bond amount would be \$75,000.

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

AGENDA

Item # 2 Murphy Oil USA, Inc./CEI Engineering: Requests Site Plan Approval for a fueling station. Property is referenced on Robertson County Tax Map 106, Parcel 44.07. Property is zoned C-2, General Commercial and is located at 215 Wilkinson Lane.

Staff stated that the only stipulation would be that they would need to add landscaping along the northern and southern site boundaries to bring the site plan in accordance with the City's Zoning Ordinance and Commercial Design Standards. Staff stated that the City's Zoning Ordinance requires that all vehicular surface areas within fifty (50) feet of any street right-of-way is required to have a visually modifying screen or barrier between the vehicular surface area and the right-of-way. Chairperson Eller asked if the parking lot lights would affect the residences across the street. Staff stated that they have met all the commercial screening requirements and that the lighting would be the box type style lights. Chairperson Eller asked if they were aware of the new landscaping list. Staff stated yes. Staff and Commission had discussion on types of screening that could be used including fencing that meets the Design Standards.

Motion was made to approve by Mayor Arnold contingent upon the owner working out landscaping requirements with Staff, seconded by Bob Dorris.

Motion passed unanimously.

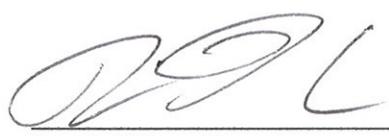
Chairperson Eller asked when staff receives new proposed commercial developments that he would send commissioner's rain water runoff and traffic information by email so there may be more time to review these types of items. Chairperson Eller asked if staff could include any articles regarding issues that Planning Commission's in other cities may have dealt with- in the packets which might be beneficial and used as a learning tool. Jason Reynolds, City Consultant Engineer, discussed upcoming regulations regarding storm water drainage through TDEC. Mr. Reynolds stated that if the Commission were interested they could review some articles regarding this issue and maybe have discussion regarding alternative methods with green designs.

Meeting adjourned at 7:17 p.m.

ATTEST:



Paula Eller, Chairperson



Reed Hillen, Secretary