CITY OF WHITE HOUSE
Meeting of the
Municipal/Regional Planning Commission
Monday, September 8, 2014

Call to order: **7:00 p. m.**
Pledge of Allegiance:
Roll call: Clif Hutson, Paula Eller-Chairperson, Mayor Mike Arnold, Jerry Summers, Richard Berry, and Scott Wiggins
Members Absent: Bob Dorris
Staff Members Present: Daniel Crowell- City Attorney, Planning Director- Reed Hillen, Jason Reynolds- City Engineer Consultant
Approval of prior minutes dated: Monday, August 11, 2014. Motion was made to approve prior minutes by Scott Wiggins, seconded by Jerry Summers. Motion passed unanimously.
Approval of Agenda:

CONSENT AGENDA

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

Staff stated that there had not been any improvements to this phase this year. Staff stated that there are only two of twenty four lots have been built on. Staff stated that he recommended a one year bond extension. Staff stated the bond amount would include 6% inflation.

Motion was made to approve with staff's recommendations by Scott Wiggins, seconded by Mayor Arnold. Motion passed unanimously.

AGENDA

Item # 2 **Bojangles Restaurant/Arnold Consulting Engineering**: Requests Site Plan Approval for a 3,808 square foot fast food restaurant. Property is zoned C-2, General Commercial and is located at 514 Highway 76.

Brandy Zachary, representative with Arnold Consulting Engineering

was present. Staff stated that the proposed site would be next to the Kroger Fuel Station on Highway 76. Staff stated that the engineers meet with staff and the city engineer a few months ago. Staff stated that the drainage calculations that they have submitted show that the existing detention system in the Kroger complex can handle the runoff from this site. Staff stated that the site plan meets all the city requirements for parking, ingress/egress, lighting, and landscaping. Staff stated that the developers are requesting a variance on the drive through location. Staff stated per the city's design standards, the building should front the primary road-in this case, would be Highway 76. Staff stated the drive through lane should wrap around the side and the back of the building. Staff stated the building would front Highway 76, but the drive through lane would wrap around the front of the building. Staff stated this is necessary because of the already determined points of access for the property. Staff stated that the bank that is west of this property received a similar variance. Staff stated that since the building fronts Highway 76, the primary intent of this standard is being met.

Motion was made to approve by Scott Wiggins with staff's recommendation regarding the drive through lane location, seconded by Richard Berry. Motion passed unanimously.

Item # 3 **Springbrook Subdivision-Phase 3/Caldwell Engineering:** Requests Final Subdivision Approval for 20 lots. Property is zoned SRPUD, Suburban Residential Planned Unit Development and is located at Springbrook Boulevard.

Dewayne Caldwell with Caldwell Engineering and Surveying was present to address any questions. Staff stated the preliminary plat was approved at last month's meeting. Staff stated that a final plat was approved five years ago, but it was never recorded. Staff stated that drainage and irrigation plans have been submitted and been approved by the city engineer. Staff stated the final remaining step will be to decide whether to pipe this drainage into the pond from Phase 2, or to go ahead and build the detention pond for Phase 4 and pipe the drainage there. Staff stated that either pond would work provided the drainage calculations are submitted. Staff stated that sewer requirements would need to be established for the potential of a Phase 4 being developed after Phase 3. Staff recommended approval with the stipulation that approved drainage calculations for the desired detention pond be submitted and that the developer works with the City Public Work Director to establish the sewer plan. Staff stated that both of these stipulations would have to be met before the final plat would be signed by city officials.

Motion was made to approve by Scott Wiggins with staff's stipulations, seconded by Clif Hutson. Motion passed unanimously.

Chairperson Eller asked Staff about Planning Commission Training. Staff stated that there would be a scheduled training in December. Staff also discussed that the ethics disclosure forms are a state requirement and he would know by the first of the year if they would be need to be submitted. Staff stated that next month's meeting would include a potential Zoning Ordinance Amendment regarding Planned Unit Developments and also a Master Plan Approval for the Berry Property at the corner of Tyree Springs/Hwy. 76 for four lots. Staff stated that this item would be pending Approval of the Board of Mayor and Aldermen second reading this month.

Meeting adjourned at 7:16 p.m.

ATTEST: Paula Eller

Paul Eller, Chairperson

Reed Hillen, Secretary