



**Kingston Springs Regional Planning Commission
Meeting Minutes
October 10, 2019**

The meeting was called to order by Chair Patenaude at 7:00pm.

1. Roll Call of Voting Members:

Keith Allgood	absent
Tony Campbell	present
Tom Cullen	present
Tony Gross	present
Brian McCain	absent
Mike Patenaude	present
Glenn Remick	present
Chuck Sleighter	present
Bob Stohler	present

2. Non-Voting Staff:

Sharon Armstrong	present
John Lawless	present
Martha Brooke Perry	present

3. Declaration of Quorum by Chairperson

Quorum declared by Mike Patenaude

4. Motion to approve August 8, 2019 Planning Commission meeting minutes

Motion to approve the August 8, 2019 Planning Commission Meeting Minutes made by Chuck Sleighter 2nd Tony Campbell and passed unanimously.

5. Motion to approve October 10, 2019 Planning Commission meeting agenda

Motion to approve the October 10, 2019 Planning Commission meeting agenda made by Chuck Sleighter 2nd Tony Campbell and passed unanimously.

6. Old Business

A. Patel/Sunoco – 121 Luyben Hills Rd., Kingston Springs, TN. Map 96 Parcel 51.02 Project Update

City Planner Armstrong stated there are no new updates. The Item remaind on the agenda as it is an open project. Staff is still waiting on building plans and a traffic study from the applicant.

B. Thornton's group –126 Luyben Hills Road – Map 96K C – Parcel 025.00 and Map 96 – Parcel 059.01 – Notice of Violation Overnight Parking Issue.

City Planner Armstrong stated Thortons is in the process of updating their site plan to include the addition of fire lanes. It has also been proposed by City Planner Armstrong that Thortans post larger (12"x24") signs to help enforce no overnight parking, and post these signs in locations recommended by Armstrong.

Motion is made by Glenn Remick that Thortans enlarge no parking signage to at least 12"x24" and that signs be posted per City Planner Armstrong's recommendations. 2nd by Tony Gross. Bob Stohler recused himself. From the vote Campbell, Cullen, Gross, Patenaude and Remick voted Yes, Sleighter voted No. The motion passed.

7. New Business

A. McPherson Property – 115 East Kingston Springs Road – Development Discussion.

City planner Armstrong stated that initial quotes received for the core drilling by a third party were higher than anticipated, and since all samples will be analyzed by the same lab, Armstrong suggest that Mr. McPherson use Mr. Goff, his current geo-tech engineer, to do the core drilling. Motion to allow Mr. McPherson to use Mr. Goff made by Tony Gross 2nd by Glenn Remick and passed unanimously.

B. Comprehensive Plan Discussion and Recommendation, Zoning Ordinance and Subdivision Regulations Updates.

City Planner Armstrong would like to start a process to be proactive in looking at the limited land that is available for development, discuss restrictions and limitations, discuss what's appropriate and what's wanted, and potentially move toward a more form-based zoning platform for the Town.

Tony Campbell made a motion that City Planner Armstrong move forward taking the Comprehensive Plan to the City Commission. 2nd by Tony Gross, and the motion passed unanimously.

C. Corridor Improvement Update – Luyben Hills Road.

City Manager Lawless state the Multimodal corridor project on Luyben Hills Road is in the right of way phase. Collier Engineering will be presenting the final utility plan and after TDOT approves it the project will move into the final stages to proceed with construction. Current updates for the engineer indicate placing bids in late November early December, with intention that construction will start early spring 2020.

D. Schedule Required Planning Commission Training for November Meeting

Training will be over the "Comprehensive Planning Process" and will take place during the regular scheduled Planning Commission meet on November 14th 2019 at 7pm

8. Other (For Discussion Only)

- A. City Planner Armstrong acknowledged Mr. Collins was in attendance at the meeting and invited Mr. Collins to speak with the Commission. Mr. Collins advised the Commission that he is moving forward with plans for his property on Luyben Hills Road, however he has realized his first timeline of 6 months might have been too ambitious and it might take longer. He wanted to assure the Commission that his project was still moving forward.
- B. Planning Commissioner Tony Campbell would like to see the city research what it would take to add lighting to the on/exit ramps at Luyben Hills Road and I-40 as well as enforce trucks not parking overnight on the ramps.

9. The meeting was adjourned by Mike Patenaude at 7:56p.m.

Mike Patenaude
Chair

Debbie Finch
Assistant City Manager / Recorder