



**Kingston Springs Regional Planning Commission
Meeting Minutes
April 9, 2020**

The meeting was called to order by Mike Patenaude at 7pm.

Chairman Mike Patenaude, calls to order the April 9, 2020, meeting of the Kingston Springs Regional Planning Commission. Due to the Covid19 pandemic, and in accordance with Governor Bill Lee's Executive Order 16, this meeting is being conducted with limited physical public access. The meeting is being made available, however, to public participants via live video stream on the Zoom application, and also posted on the Town of Kingston Springs youtube channel.

1. Roll Call of Voting Members:

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

2. Non-Voting Staff:

Sharon Armstrong	Present
John Lawless	Present
Jennifer Noe	Present
Brittney Stanley	Present

3. Declaration of Quorum by Chairperson

Chair Patenaude

The Kingston Springs Regional Planning Commission finds that conducting the meeting by electronic means is necessary to protect the public health, safety, and welfare in light of the Covid19 pandemic. A motion that the Commission finds this necessary was made by Keith Allgood, 2nd by Tom Cullen.

Roll call vote: Keith Allgood yes, Tony Campbell yes, Tom Cullen yes, Tony Gross yes, Brian McCain yes, Mike Patenaude yes, Glenn Remick yes, Chuck Sleighter yes, Bob Stohler yes. Motion passed unanimously.

4. Motion to approve February 13, 2020 Planning Commission meeting minutes.

Motion to approve the February 13, 2020 Town of Kingston Springs Planning Commission Meeting minutes was made by Bob Stohler 2nd by Keith Allgood.

Roll call vote: Keith Allgood yes, Tony Campbell yes, Tom Cullen yes, Tony Gross yes, Brian McCain yes, Mike Patenaude yes, Glenn Remick yes, Chuck Sleighter yes, Bob Stohler yes. Motion passed unanimously.

5. Motion to approve April 9, 2020 Planning Commission meeting agenda.

Motion was made to approve the April 9, 2020 Town of Kingston Springs Planning Commission meeting agenda by Chuck Sleighter 2nd by Tony Gross.

Roll call vote: Keith Allgood yes, Tony Campbell yes, Tom Cullen yes, Tony Gross yes, Brian McCain yes, Mike Patenaude yes, Glenn Remick yes, Chuck Sleighter yes, Bob Stohler yes. Motion passed unanimously.

6. Old Business

A. None

7. New Business

A. Concept Discussion: Next Level Instructional Baseball - E. Kingston Springs Rd., Map 96K, GRP C Parcel 28.

City Planner Sharron Armstrong presented the concept for Next Level Instructional Baseball, plans include a 10,000 sq. ft facility, and an outdoor baseball field. City Planner Armstrong has reviewed the concept and noted Next Level Instructional Baseball would need to submit a traffic study, construction plans, parking strategy, nets for the outdoor baseball field, and plans for the placement of the driveway will need to be submitted for further discussion. Planning Commissioner Mike Patenaude asked about the facility having adequate parking, as well as concern about traffic flow. The owners of Next level replied that they anticipated having one parking lot for the indoor facility and a parking lot for the outdoor field and that this would provide adequate parking to support the facility at full capacity. Planning Commissioner Keith Allgood asked if the outdoor field would have lights, City Planner Armstrong said that at this time lights were not in the plans however if Next Level decided to add outdoor lights in the future, it would be covered by the design standards set by the Town of Kingston Springs. At this time this is just a concept review finalized plans will be submitted to

the Planning Commission in the May meeting. Motion made to approve the general concept of Next Level Baseball by Glenn Remick, 2nd by Chuck Sleighter.

Roll call vote: Keith Allgood yes, Tony Campbell yes, Tom Cullen yes, Tony Gross yes, Brian McCain yes, Mike Patenaude yes, Glenn Remick yes, Chuck Sleighter yes, Bob Stohler yes. Motion passed unanimously.

B. Staff Request to waive fee for Planning Commission Appearance - Nourish Marketplace.

City Planner Armstrong asks the Commission to waive the appearance fee for Nourish Marketplace, there was discrepancy in use of space at Nourish Marketplace, the owners were not aware that they needed to come before the Planning Commission with plans for change of use. Motion was made to waive the fee for Planning Commission Appearance for Nourish Marketplace by Brian McCain, 2nd Chuck Sleighter

Roll call vote: Keith Allgood yes, Tony Campbell yes, Tom Cullen yes, Tony Gross yes, Brian McCain yes, Mike Patenaude yes, Glenn Remick yes, Chuck Sleighter yes, Bob Stohler yes. Motion passed unanimously.

C. Change of Use - Nourish Marketplace – 385 North Main Street Suite 101 – Map 96B, GRP A Parcel 8.

City Planner Armstrong presents that Nourish Marketplace is requesting a chance in use to include the use of a commercial kitchen for restaurant space, as well as leasing the commercial kitchen space to farmers to cater and/or sell packaged foods. Nourish Marketplace would also like to sell their local produce. Motion was made to approve Nourish Marketplace change in use by Chuck Sleighter, 2nd by Brian McCain

Roll call vote: Keith Allgood yes, Tony Campbell yes, Tom Cullen yes, Tony Gross yes, Brian McCain yes, Mike Patenaude yes, Glenn Remick yes, Chuck Sleighter yes, Bob Stohler yes. Motion passed unanimously.

D. Discussion Only: McPherson Property ~ 115 E. Kingston Springs Rd., Map 96K GRP C Parcels 33, 35, 36.01 - Final Plat, Development Plans, PUD Agreement, Development Agreement.

City Planner Armstrong informs the Planning Commission that the plans for the McPherson property did not make the deadline for submission. City Planner Armstrong will discuss in next months Planning Commission meeting how a PUD agreement and a development agreement are constructed.

E. Tennessee Agricultural Statutes – Training.

City Planner Armstrong sent out information to the Planning Commission containing information on the Tennessee Agricultural Statutes. These are for review, and training over the material will continue in the May Planning Commission meeting.

8. Other (For Discussion Only)

A. None

9. The meeting was adjourned by: Motion to adjourn was made by Bob Stohler @ 7:36pm.

Mike Patenaude
Chair

Debbie Finch
Assistant City Manager / Recorder