



**Kingston Springs Regional Planning Commission
Meeting Minutes
December 9, 2021**

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

1. Roll Call of Voting Members:

Keith Allgood	Present
Tony Campbell	Present
Tony Gross	Present
Mike Hargis	Present
Lauren Hill	Present
Brian McCain	Absent
Mike Patenaude	Present
Chuck Sleighter	Present
Todd Verhoven	Present

2. Non-Voting Staff:

Sharon Armstrong	Present
John Lawless	Present
Martha Brooke Perry	Present
Brittney Stanley	Absent

3. Declaration of Quorum by Chairperson.

Quorum declared by Mike Patenaude

4. Motion to approve October 14, 2021 Planning Commission meeting minutes.

Motion to approve October 14, 2021 Planning Commission meeting minutes by Chuck Sleighter 2nd by Tony Campbell. Motion passed unanimously.

5. Motion to approve December 9, 2021 Planning Commission meeting agenda.

Motion to approve December 9, 2021 Planning Commission meeting agenda was made by Chuck Sleighter and 2nd by Tony Gross. Motion passed unanimously.

6. **Community Input**

No Community Input

7. **Old Business**

A. **Establish PUD Agreement Items for the McPherson PUD Agreement - 115 E. Kingston Springs Rd., adjacent to Stuff It Inn Storage and Sonic at the intersection of E. Kingston Springs Rd. and Luyben Hills Rd. Item to include:**

- **Final Development Plans**
- **Design Elements**
- **Project Timeline**
- **Downs Easement**
- **Bonding Agreement for Utilities, Roads, Lighting, Soil and Erosion, Open Space, and Community Facilities.**

Motion recommending approval of allen block or similar material be allowable substitute if originally submitted planned material is not available made by Tony Campbell 2nd Lauren Hill. Motion Passes unanimously

After further discussion a motion was made by Mike Hargis to reconsider prior motion, 2nd by Tony Campbell. Motion passed unanimously.

Initial motion was then amended to recommend that if the block material had to be changed that it can be changed subject to the Planning Commissions approval. Motion made by Lauren Hill, 2nd by Tony Campbell. Motion passed unanimously.

B. **Updated Site Plan for The Golf Club of TN. Item to include:**

- **Enterprise Solutions LLC - Underground Electrical Main Trunkline Service**
- **Floodplain Development Requirements**
- **Bonding Agreement**
- **Future Phases**

A Motion was Made by Chuck Sleighter 2nd by Lauren hill to approve the changes to the Golf Club of TN site plan. Mike Hargis recused himself from vote. Motion passed unanimously.

8. **New Business**

A. **None**

9. Other (For Discussion Only).

10. Motion to Adjourn.

The meeting was adjourned by Chair Patenaude at 7:19 pm

**Mike Patenaude
Planning Commission Chair**

**Jamie Dupré
City Recorder**