



**Kingston Springs Regional Planning Commission
Meeting Minutes
January 13, 2022**

Submittal Deadline Date: December 10, 2021

The meeting was called to order by _____ at _____ pm.

1. Roll Call of Voting Members:

Keith Allgood	Absent
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	Present

3. Declaration of Quorum by Chairperson.

Meeting quorum declared by Chair Patenaude.

4. Chair Patenaude turns meeting over to City Manager Lawless for Election of KS Regional Planning Commission Chair.

City Manager Lawless opened the floor for nominations for the election of KS Regional Planning Commission Chair. Motion was made by Tony Gross to nominate Mike Patenaude as the 2022 Kingston Springs Regional Planning Commission Chair., 2nd by Todd Verhoven. Hearing no other nominations received City Manager Lawless called for a vote. All members voted in favor of Mike Patenaude as Chair of the Kingston Springs Regional Planning Commission.

5. City Manager turns meeting over to KS Regional Planning Commission Chair for election of Vice-Chair and Secretary.

Chair Patenaude opened nominations for 2022 Kingston Springs Regional Planning Commission Vice-Chair. Tony Campbell nominated Chuck Sleighter as Kingston Springs Regional Planning Commission Vice-Chair, Tony Gross 2nd. Hearing no other nominations received Chair Patenaude called for a vote. All members voted in favor of Chuck Sleighter as Vice-Chair of the Kingston Springs Regional Planning Commission.

Chair Patenaude opens nominations for the 2022 Kingston Springs Regional Planning Commission Secretary, Tony Gross nominated Lauren Hill, 2nd by Chuck Sleighter. Hearing no other nominations received Chair Patenaude called for a vote. All members voted in favor of Lauren Hill as Secretary of the Kingston Springs Regional Planning Commission.

6. Motion to approve December 9, 2021 Planning Commission meeting minutes.

Motion to approve the December 9, 2021 Planning Commission minutes made by Chuck Sleighter, second by Mike Hargis and passed unanimously.

7. Motion to approve January 13, 2022 Planning Commission meeting agenda.

Motion to approve the January 13, 2022 Planning Commission meeting agenda made by Chuck Sleighter, second by Tony Gross, and passed unanimously.

8. Community Input

None

9. Old Business

A. Ellersly Subdivision, W. Kingston Springs Rd. Determine items to be required in the PUD Agreement.

- Timeline of PUD for Phases 1, 2, and 3
- Soil and Erosion Plan & SWPPP implementation
- Layout of Phases 2 and 3
- Bonding requirements for Phases 1, 2, and 3
- Enforcement activity related to the stormwater issues on the property

After discussion and comment with the Commission from City Planner Armstrong and Ryan Lovelace, engineering representative for Ellersly Subdivision, three separate motions were made:

1. Motion to cleave Phase 1 of the Ellersly Subdivision and retain it as the sole focus of this agenda item and the new PUD Agreement between Mr. Merville, the Kingston Springs Regional Planning Commission and Kingston Springs City Commission at this point not to include Ellersly Subdivision Phase 2 and Phase 3 of the currently expired PUD agreement made by Lauren Hill with second by Chuck Sleighter. All members voted yes and motion passed.
2. Motion to require a \$390,000.00 Performance Bond issued for Phase 1 only of the Ellersly Subdivision payable to the Town of Kingston Springs made by Chuck Sleighter with second by Lauren Hill. All members voted yes and motion passed.
3. Motion made by Mike Hargis for approval of soil and erosion and grading plans for Phase 1 and the undeveloped areas of Phase 2 and Phase 3, including paving, guttering and all other public areas with 99% of lots under current developer control in Phase 1 completed within 12-months subject to approval of grading, soil and erosion, and stormwater plans by an independent engineer. Motion seconded by Lauren Hill. All members voted yes and motion passed.

B. Recommendation to City Commission on the proposed amendment to the PUD Agreement between The Town of Kingston Springs, TN and The Golf Club of DBI LLC of Exhibit E: Consent Action of the Members of The Golf Club of DBI LLC.

Before discussion started Mike Hargis declared he is a member of The Golf Club of Tennessee. After discussion and comment with the Commission from City Planner Armstrong, Tony Campbell made a motion to recommend to the Kingston Springs Board of Commissioners the proposed amendment to the PUD Agreement between The Town of Kingston Springs, TN and The Golf Club of DBI LLC of Exhibit E: Consent Action of the Members of The Golf Club of DBI LLC. Second by Tony Gross. All members voted yes and motion passed.

10. New Business

A. None

11. Other (For Discussion Only).

City Manager Lawless and City Planner Armstrong updated the Commission on the recent TDEC Public Hearing held in Kingston springs regarding water removal from the Harpeth River by The Golf Club of Tennessee and The Golf Club of DBI LLC.

12. Motion to Adjourn.

The meeting was adjourned by _____ **at** _____ **pm**

Mike Patenaude
Planning Commission Chair

Jamie Dupré
City Recorder