



**Kingston Springs Municipal - Regional Planning Commission
Meeting Agenda
December 10, 2015**

1. Call to Order:

The meeting was called to order by _____ at _____ p.m.

A. Roll Call of Voting Members:

Keith Algood	_____	Donna Boggs	_____
Tony Campbell	_____	Gary Corlew	_____
Tom Cullen	_____	Tony Gross	_____
Leanne Fegueson	_____	Mike Patenaude	_____
Chuck Sleighter	_____		

B. Non-Voting Staff:

Mike McClanahan	_____	Martha Brooke Perry	_____
Mary Vavra	_____		

C. Declaration of Quorum by Chair.

2. Approval of Minutes:

Minutes of the October 8, 2015 meeting have been circulated.

Corrections _____

Motion to approve _____ Second _____

A. Confirmation of the Agenda.

Corrections _____

Motion to approve _____ Second _____

Submittal Deadline Date: November 12, 2015

3. Rezone Request 127 E. Kingston Springs Rd. (Postponed)

4. **Rezone Request 129 E. Kingston Springs Rd. (Postponed)**
5. **Discussion of a Multimodal Access grant application along Luyben Hills Road**
6. **Discussion of a Safe Routes to School grant application along Harpeth View Trail**
7. **Other (For Discussion Only):**
8. **Adjourn:**

The meeting was adjourned at _____ p.m. by _____.



**PLANNING COMMISSION
MEETING MINUTES**

October 8, 2015

1. Call to Order

Vice Chair Mike Patenaude called the meeting to order at 7:01 p.m.

A. Roll Call of Voting Members

Donna Boggs, Member	
Tony Campbell, Member	
Gary Corlew, Member	
Tom Cullen, Member	Present
Leann Fergueson	Present
Tony Gross, Mayor	Present
Mike Patenaude, Vice Chair	Present
Chuck Sleighter, Secretary	Present
Vacant Member	

B. Non-Voting Staff

Mike McClanahan, City Manager	Present
Martha Brooke Perry, City Attorney	Present
Mary Vavra, City Planner	Present

C. Declaration of Quorum by Chair

2. Approval of Minutes

A motion to approve the minutes of the August 13, 2015 meeting was made by Member Cullen. Member Sleighter seconded the motion, which carried unanimously.

A. Confirmation of the Agenda

Manager McClanahan asked for an amendment to the agenda to move item four to item five, and to add a new item four entitled "Naming the Water District Director an Ex-Officio Member of the Planning Commission."

A motion to approve the agenda as amended was made by Member Cullen. The motion was seconded by Secretary Sleighter, and carried unanimously.



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3. Selection of Chair and Vice Chair

Attorney Perry led the Board in nominations for Chair. Mayor Gross nominated Vice Chair Patenaude to serve as Chair and was seconded by Member Ferguson. Member Cullen nominated Tony Campbell for Chair and was seconded by Member Sleighter. Mayor Gross made a motion to close nominations, which was seconded by Member Ferguson. Members voted for Patenaude 4-0-1 (Cullen, Gross, Ferguson, Sleighter.) Patenaude abstained and was selected Chair.

Attorney Perry led the Board in nominations for Vice Chair. A motion was made by Secretary Sleighter and seconded by Mayor Gross to appoint Member Campbell as Vice Chair. Member Cullen made a motion to close the nominations, which was seconded by Chair Patenaude. The motion carried unanimously and Member Campbell was selected as Vice Chair by unanimous decree.

4. Naming the Water District Director an Ex-Officio Member of the Planning Commission

Manager McClanahan explained that the Town would benefit from having the water district provide input at the beginning of development. Recent examples such as a hydrant placement at a subdivision on Harpeth Hills Dr. and the Dollar General Store entrance relocation were cited as recent examples of water issues impacting development. He mentioned that the idea had been requested from the water district, and that he had consulted with the City Attorney in the recommendation.

Attorney Perry stated that she recommended the appointment, and that residency would not be an issue since the Director would be a non-voting member.

Planner Vavra noted that having a utility district appointee would not be unusual and that the water district could easily receive plans once they are taken in by the City and distributed to the planner/attorney.

A motion to approve the agenda as amended was made by Secretary Sleighter. The motion was seconded by Mayor Gross, and carried unanimously.

5. Long Range Transportation & Multimodal Planning

Larry McGoogin & Jonathan Russell of the TDOT Office of Community Transportation delivered a presentation. Topics included in the presentation



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included, TDOT's structure, funding available to localities, functional classification of roadways, safety audits and corridor management, and the TDOT Long Range Transportation Plan.

Member Cullen asked about Cheatham County's recent paving of South Harpeth Rd. and how County's justify paving roads.

Member Cullen asked if the State received an appropriate level of federal funding from gas tax receipts.

Chair Patenaude asked if current road conditions were included in TDOT's assessment of long-range roadway plans.

Member Cullen asked how frequently safety audits lead to roadway improvements.

Planner Vavra noted that State Route 249 had undergone a corridor study and several safety findings were corrected as a result.

Planner Vavra noted that when corridor planning occurred, communities needed to think in the future about possible development in order to mitigate congestion.

Member Cullen exclaimed that planning for regional metropolitan transit is a 'chicken before the egg' scenario.

Secretary Sleighter noted that State Route 249 needs to be widened and sidewalks should be installed.

Mayor Gross noted that the Town is working on an upcoming Multi-modal grant.

Member Sleighter asked if wider shoulders are considered when planners assess roadways.

6. Other Items

Chair Patenaude welcomed Leann Ferguson as the newest member of the Planning Commission.



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7. Adjournment

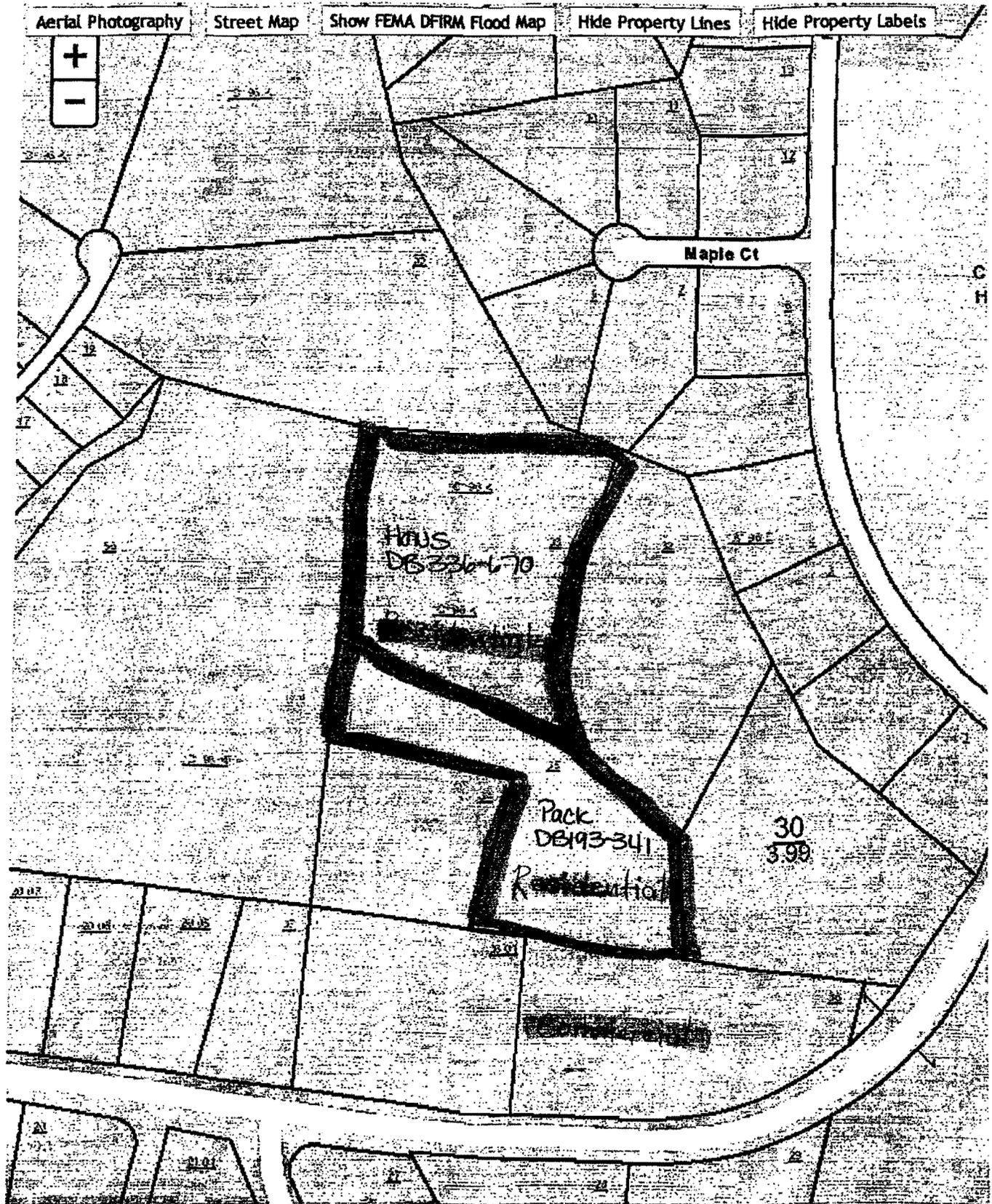
A motion for adjournment was made by Member Sleighter, seconded by Member Gross. The motion carried unanimously and the meeting was adjourned at 8:07 p.m.

Mike Patenaude
Chair

Debbie Finch
City Recorder



Tennessee Property Viewer

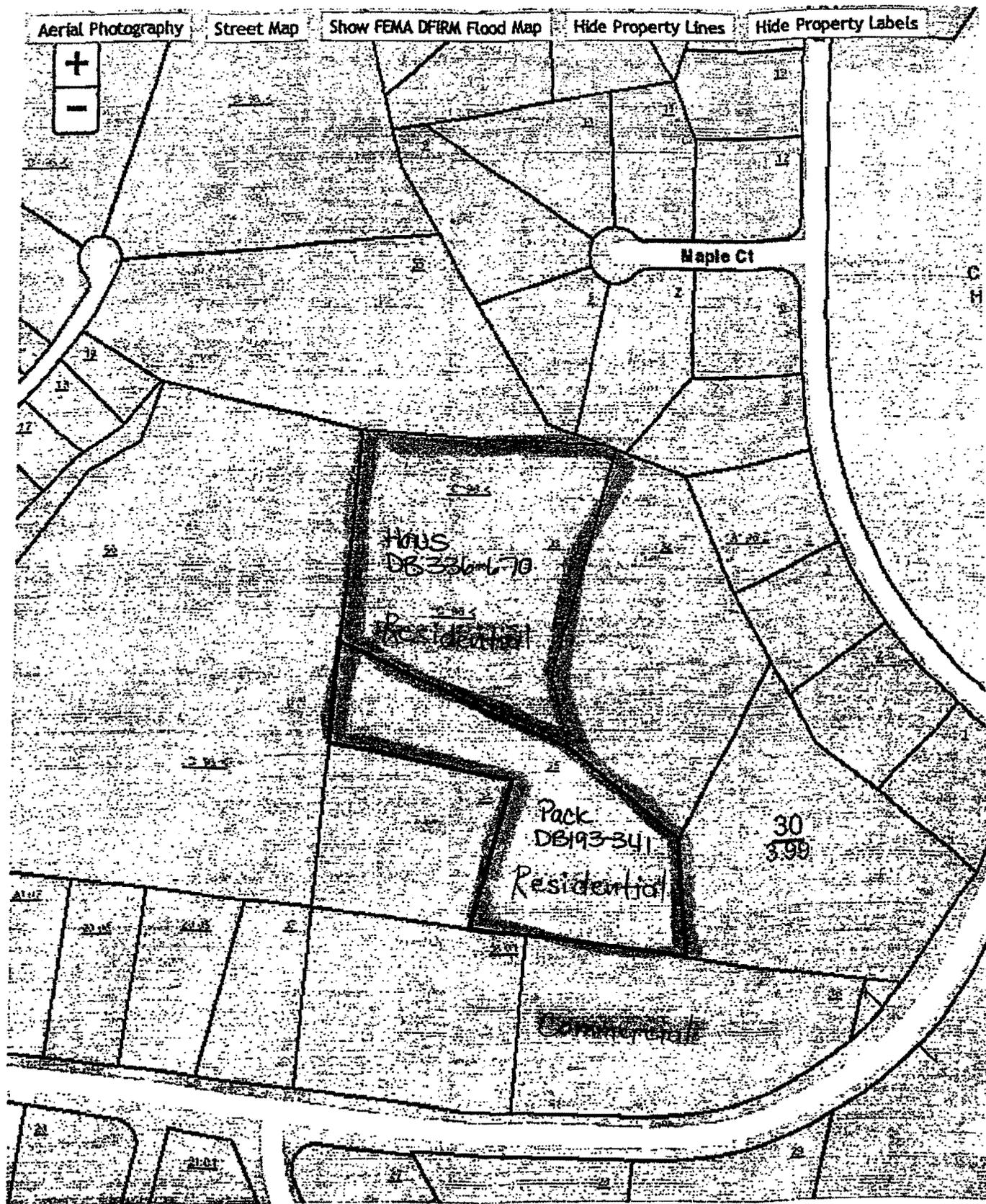


In September of this year I bought 3.78 acres at 115 E. Kingston Springs Road. This property is zoned commercial. In November of this year I bought two adjoining properties that are zoned residential. They consist of 3.1 & 5.4 acres. My desire is to get the two residential properties changed to a zoning of R-3. I am hoping to make the properties aesthetically appealing as possible. I appreciate your consideration.

Please see the next page with a plat showing you the property which is zoned commercial and which ones are zoned residential.



Tennessee Property Viewer



2016 KINGSTON SPRINGS PLANNING COMMISSION				
PC Meeting	Submittal Deadline (before noon)	Comments Back from Staff	Resubmittal Deadline (before noon)	PC Meeting Date (7PM)
January	12/10/2015	12/23/2015*	1/07/2015	1/14/2015
February	1/14/2016	1/28/2016	2/04/2016	2/11/2016
March	2/11/2016	2/25/2016	3/03/2016	3/10/2016
April	3/10/2016	3/24/2016	4/07/2016	4/14/2016
May	4/14/2016	4/28/2016	5/05/2016	5/12/2016
June	5/12/2016	5/26/2016	6/02/2016	6/09/2016
July	6/09/2016	6/23/2016	7/03/2016	7/14/2016
August	7/14/2016	7/28/2016	8/04/2016	8/11/2016
September	8/11/2016	8/25/2016	9/01/2016	9/08/2016
October	9/08/2016	9/22/2016	10/06/2016	10/13/2016
November	10/13/2016	10/27/2016	11/03/2016	11/10/2016
December	11/10/2016	11/23/2016*	12/01/2016	12/08/2016

Notes: The regular meeting of the KSPC is at 7PM on the second Thursday of each month in the Town Hall building located at 420 North Main Street Kingston Springs, TN 37082. Noon (12PM) the day of the current month's planning commission is also the submittal deadline for the following month's planning commission meeting. Plans shall be submitted at City Hall located at 396 Spring Street Kingston Springs, TN 37208. Staff will generally return comments within a week of the initial submittal. The resubmittal deadline for plats/plans and responses to staff comments is noon (12PM) on the first Thursday of each month.