



**Kingston Springs Regional Planning Commission
Meeting Minutes
September 8, 2022**

Submittal Deadline Date: August 12, 2022

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

1. Roll Call of Voting Members:

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

2. Non-Voting Staff:

Sharon Armstrong	Absent
John Lawless	Present
Martha Brooke Perry	Present

3. Declaration of Quorum by Chairperson.

Quorum declared by Chair Patenaude.

4. Motion to approve August 11, 2022, Planning Commission meeting minutes.

Motion to approve August 11, 2022, Planning Commission meeting minutes made by Chuck Sleighter, seconded by Tony Campbell, and passed unanimously.

5. **Motion to approve September 8, 2022, Planning Commission meeting agenda.**
Motion to approve September 8, 2022, Planning Commission meeting agenda made by Chuck Sleighter, second by Lauren Hill, and passed unanimously.

6. **Community Input**
Kathy Forrester – Ellersly Subdivision

7. **Old Business**

A. **The Golf Club of TN - Rezone of portions for shared use with The Golf Club of DBI LLC of property to TMU-PUD to accommodate Commercial Use.**

City Attorney Perry stated this was a standing item on the agenda and Town Staff is still in discussion with the Golf Club of Tennessee on clarifying a few outstanding items. No action taken.

B. **Ellersly PUD Subdivision - Energy Fit Solutions, INC - Recommendation of the PUD Agreement by the Kingston Springs Regional Planning Commission to the Kingston Springs City Commission.**

City Manager Lawless stated the agreement distributed to the Commission has been reviewed by the City Planner and City Attorney and meets the four-corners of the PUD agreement as recommended by this Planning Commission and approved by the Kingston Springs Board of Commissioners. City Attorney Perry stated the Planning Commission would be considering a motion to recommend approval and execution to the Kingston Springs Board of Commissioners. David Risner, attorney representing the applicant, indicated the applicant was also in agreement with the PUD document. Motion to recommend approval and execution of the Ellersly PUD Subdivision - Energy Fit Solutions, INC - PUD Agreement to the Kingston Springs Board of Commissioners made by Chuck Sleighter, second by Mike Hargis. In discussion Tony Campbell asked about the applicant requesting an extension. City Attorney Perry stated the agreement is for one-year, but the applicant can request an extension if there is a valid reason the work has not been completed in that timeframe. Lauren Hill asked if this agreement then gave the applicant a year to resolve the water issues that have developed in that subdivision. Attorney Perry clarified that it gave the applicant one-year to complete all of Phase 1 of the PUD which includes the stormwater issues. Mike Hargis asked about the bond requirement and City Attorney stated that it was included in the agreement and the bond amount has been brought up to current standards. Keith Allgood asked if law required each property owner to control water on their one property. Attorney Perry indicated that as general law in Tennessee everyone was charged with maintaining their own water on their own property. Allgood stated that with this in mind, with or without this PUD agreement, residents had the ability to bring suit against any individual not running their water into the correct drainage. Vote was then held and motion passed unanimously.

8. New Business

A. Consideration of Change of Use - Yoga Studio – 385 North Main Street Suite 103 – Map 96B, GRP A Parcel 8. The Property is located adjacent to Gerald Hemmer 403 N. Main; AB Developers 383 Moores Circle; Karl Francis 387 Moores Circle; Gerald Hemmer 410 Main St.; DAN GOWIN JR. ETUX MELINDA 386 N MAIN ST. Kingston Springs United Methodist 376 N Main St.; and is located in the C-1 Central Business District.

City Manager Lawless stated this was a change of use request on a commercial suite in downtown Kingston Springs to change use from an ice cream shop to a yoga studio due to a new tenant. The new use meets zoning requirements for the area and staff recommends approval. Motion to approve Change of Use made by Todd Verhoven, second by Tony Campbell, and passed unanimously.

9. Other (For Discussion Only).

A. Setback Requirements

Discussion on setback requirements deferred to next month's meeting.

10. Motion to Adjourn.

Motion to adjourn made
by Tony Campbell, second by Chuck Sleighter, and passed unanimously.

The meeting was adjourned by chair Patenaude at 7:15pm

Mike Patenaude
Planning Commission Chair

Jamie Dupré
City Recorder