



Municipal-Regional Planning Commission

Meeting - Minutes

Atoka Town Hall
334 Atoka-Munford Avenue

Thursday September 17, 2020
6:30 p.m.

The **Atoka Municipal/Regional Planning Commission** met with the following members present:

Michael Smith
John Harber

Keith Moore
Stephen Shopher

Brett Giannini
Vicki Shipley

Absent:

Also attending:

Shelly Johnstone, AICP, Town Planner
Amanda Faurbo, Acting Clerk
*Attached Sign In sheet

Bill Scott, Atoka Fire Department
Marc Woerner, Town Administrator

Rex Wallace, Director
Ben Ledsinger, Town Engineer

Planning Commission Meeting was called to order at 6:31 pm.

Previous Minutes August 20, 2020 –Commissioner Moore made a motion to approve the August 20, 2020 minutes as presented. Commissioner Shipley seconded. Commissioner Shopher called for a roll call vote. Commissioner Harber, Yes. Commissioner Shipley, Yes. Commissioner Moore, Yes. Commissioner Smith, Yes. Commissioner Shopher, Yes. Commissioner Giannini, Yes. All Approved. Motion Carried.

REPORTS

Code Enforcement Monthly Activity Report – Rex Wallace, Director reviewed as presented.

OLD BUSINESS

1. Consideration of an Amendment to the Atoka Zoning Ordinance – Adoption of Planned Unit Development provision - Shelly Johnstone, AICP presented the amendment to the Zoning Ordinance – Draft Planned Unit Development District(PUD). The Commission asked for the addition of a requirement for Pattern Books, and for the PUD overlay option to be available for all zoning districts. Shelly advised she will bring the ordinance with the requested changes to the Planning Commission in October.

NEW BUSINESS

1. Consideration of Sterling Meadows Preliminary Plat – Tony Terhune, Apex Home Builders

Town Planner Shelly Johnstone, AICP presented the staff report. Shelly identified several concerns staff has with the development at this time, including access for emergency apparatus to the development, general traffic ingress and egress, detention and federally-designated wetlands, citizens' concerns about safe access, and that the extension of Copper Lane would lie too close to the TVA Tower in violation of the subdivision regulations. After speaking on the certain concerns, Shelly advised that Town staff could not recommend an approval at this time. Lt. Scott of Atoka Fire Department spoke to the issue of access for emergency vehicles. Ben Ledsinger, SSR, stated that where the detention is sited on the plat is now in federally-designated wetlands. Citizen Trisha Phelps, who lives in Sterling Ridge VI subdivision stated her concerns about the inability of emergency services to get back to her area, or the residents being able to get out if there is an emergency. Tony Terhune of Apex stated he did not realize they needed to bring an environmental study to the Planning Commission because he believes the Planning Commission does not have jurisdiction. He said Apex has a study that shows there are no longer wetlands on the site. He also noted that the extension of Cooper Lane is an engineering issue, not a planning one. Commissioner Giannini made a motion to table

the plat until staff and developers can get together and work things out. Commissioner Shipley seconded. Commissioner Shopher called for a roll call vote. Commissioner Harber, Yes. Commissioner Shopher, Yes. Commissioner Moore, Yes. Commissioner Smith, Yes. Commissioner Shipley, Yes. Commissioner Giannini, Yes. All Approved. Motion Carried.

OTHER BUSINESS - NONE

MISCELLANEOUS ITEMS FOR THE PLANNING COMMISSION – Commissioner Giannini asked for the status on Monument signs. He asked for the Planner to bring back the sign ordinance for their review.

Marc Woerner, Town Administrator, advised the Commission that the Sterling Meadows Preliminary Plat review starts a 60-day time clock. The Commission needs to either approve, disapprove or approve with conditions.

Shelly, Johnstone, AICP advised the Commission on the Wallace Estates design meeting with John Martin, D.R. Horton on site. She brought attention to a couple of issues that were found. She advised there will be a plat revision for lot 19 to allow more land to the lot and make an easement at lot 19 which will allow access to the retention pond in order to maintain the detention pond area. She also advised that the location of the cluster boxes was being moved from the original location to the larger cul-de-sac for safer access.

As a follow up to the Sterling Meadows discussion, Lt. Scott advised the Commission that the Town adopted the 2015 Fire Code which includes details on Fire Apparatus Access Roads in appendix D.

Commissioner Harber stated the Commission has a vacancy on the Board for a regional Commissioner and asked the Town Administrator for a timeline for putting the information out. Also, Commissioner Harber voiced his concern with the metal plate on Rosemark Road near the future round about location. He advised the issue with the road appears to include both lanes at this time.

CITIZEN CONCERN – Trisha Phelps, Sterling Ridge Subdivision Property Owner, thanked the Commission for taking the citizens' concerns into consideration during the Sterling Meadows Plat review. In addition, she thanked Marc Woerner and Rex Wallace for working on the construction sites in her area. Her concern continues with the construction sites not being kept clean.

ADJOURNMENT

Commissioner Harber made a motion to adjourn. Commissioner Moore seconded. All approved.

Meeting adjourned at 7:42pm.



Stephen Shopher, Chair



~~Vicki Shipley, Secretary~~

Brett Giannini