



Municipal-Regional Planning Commission

Meeting - Minutes

Atoka Town Hall
334 Atoka-Munford Avenue

Thursday April 15, 2021
6:30 p.m.

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

Keith Moore
John Harber

Brett Giannini
Stephen Shopher

Vicki Shipley
Jonathan Fortenberry

Absent: Michael Smith

Also attending:

Shelly Johnstone, AICP, Town Planner
Amanda Faurbo, Assistant to the Town Administrator
*Attached Sign In sheet

Rex Wallace, Director
Marc Woerner, Town Administrator

Planning Commission Meeting was called to order at 6:33 pm.

Previous Minutes March 25, 2021 – Commissioner Harber made a motion to approve the March 25, 2021 minutes with a forthcoming correction to be presented to the Commission. Commissioner Moore seconded. Commissioner Shopher stated all in favor say I. All Approved. Motion Carried.

REPORTS

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

OLD BUSINESS

- A. **Report on Consideration of Amendments to the Atoka Subdivision Regulations** - Shelly Johnstone, AICP presented the amendment to the Planning Commission. Commissioner Harber made a motion that we call a Public Hearing for May 13th at 6:15pm to discuss the proposed revisions to the Atoka Municipal Subdivision Regulations. Commissioner Moore seconded. All approved. Motion Carried.
Marc Woerner, Town Administrator after discussion, suggested that cul de sacs be prohibited in the regulations or left to the discretion of the Planning Commission. Planning Commission advised they would like a couple of options for the language on cul de sacs.

NEW BUSINESS –

MISCELLANEOUS ITEMS FOR THE PLANNING COMMISSION – Commissioner Shopher updated the commission on the roundabout detour route that is on the county roads. Striping and repairs should be done next week. He advised that the cluster box should be installed and working properly by the end of the month in Sterling Ridge VII. Commissioner Shopher strongly encourages citizens to make sure their address numbers are visibly identified on their houses.

Marc Woerner, Town Administrator advised the Commission of an item that was not on the agenda. He stated that Director Patrick could not be at the meeting so, he wanted the Administrator to bring the item to the Commission on his behalf. Trinity Homes and Munford Development, Oak Creek Phase V (5) sewer infrastructure. There have been issues with the grinder pumps and they require maintenance and upkeep from town staff and public works department. The Town is trying to get away from the grinder pumps and move to the STEP systems. An informal meeting took place with Town staff, Trinity Homes and Munford Development. Oak Creek V (5) was approved with grinder systems and the developer is willing to change over to the STEP systems. It is a fourteen (14) lot

subdivision. This would only be specific to the fourteen (14) lots. The developer is willing to pay the grinder fees as well as all grinder tap fees. The town would provide all the materials needed to install the STEP system. The town will cover any addition fees to install the STEP system. The letter is attached to the minutes for clear reference. The consensus from the Commission was to move forward with the agreement.

Commissioner Moore asked for an update on Pioneer Park. Ben Ledsinger, SSR updated the commission

CITIZEN CONCERNS-

Persia Phelps, Citizen - She advised D&D is dumping silt into the drain system and that she notified TDEC of the issue. She also stated that D&D broke local regulations and state law. She would like more regulations to put into place to hold them more accountable. The roads in Sterling Ridge still need to be addressed. The roundabout arrows on the map on social media is wrong and needs to be corrected. She advised on the pumping of the sewer that she bought the house with the understanding that the town was responsible for the maintenance of the system. Commissioner Shopher addressed each issue that the citizen presented as follows: Rex Wallace, Director will address the silt fence with D&D. The roads are privately owned until the town accepts the roads. Before the roads are accepted into the town, the base will need to be brought up to approved standard for the base course. Drainage is governed by TDEC and the developer has the SWPPP permit. Commissioner Harber wanted clarity of who the developer is in the development. The developer in this area is PFMT Holdings.

ADJOURNMENT

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

Meeting adjourned at 7:54pm.



Stephen Shopher, Chair



Vicki Shipley, Secretary

KEITH MOORE