



Municipal-Regional Planning Commission

Public Hearing -Minutes

Atoka Town Hall
334 Atoka-Munford Avenue

Thursday May 13, 2021
6:15pm

The Atoka Municipal/Regional Planning Commission held a Public Hearing regarding amendments to the Atoka Municipal Subdivision Regulations.

Chair Shopper opened the Public Hearing at 6:15pm. He acknowledged there was no quorum for the Public Hearing and closed the Public Hearing at 6:17pm.

Meeting - Minutes

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

Keith Moore (6:50pm)
John Harber

Michael Smith
Stephen Shopper

Jonathan Fortenberry (6:35pm)

Absent: Brett Giannini
Also attending:

Vicki Shipley

Shelly Johnstone, AICP, Town Planner
Amanda Faurbo, Assistant to the Town Administrator
Wayne Boulter, Munford Development
Ben Ledsinger, Town Engineer
*Attached Sign In sheet

Rex Wallace, Director
Marc Woerner, Town Administrator
Kasey Culbreath, Town Attorney

Planning Commission Meeting was called to order at 6:35 pm.

Chair Shopper established a quorum. Then advised that he would like to move Deer Ridge II Acceptance Discussion up on the agenda. He requested a twenty (20) minute recess to take an opportunity to go on site and look at subdivision so the Commission could make an informed decision on it. Commissioner Harber stated that there was no need in recessing based on a letter. No motion was made to recess.

OLD BUSINESS

1. Consideration of Amendments to the Atoka Subdivision Regulations –There was no quorum for the public hearing, so the discussion was moved to the June Planning Commission Meeting.

Previous Minutes April 15, 2021 –Commissioner Harber made a motion to approve the April 15, 2021, minutes. Commissioner Smith seconded. All Approved. Motion Carried.

REPORTS

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

NEW BUSINESS –

1. **Consideration of Tri-Star Nutrition's request for placement of a mobile food truck on a lot in Atoka-** Shelly, AICP, Town planner presented. She advised the business had taken care of all the concerns that the commission had addressed in a previous meeting. One of the concerns for the Town was the sale's tax. Shelly stated that through the tax identification process, the business would identify the lot location and address for the Town to receive the sale's tax. Mindy Ledford and Jennifer Turnage answered questions from the commission. Commissioner Fortenberry made a motion for Ms. Shelly to move forward with in house staff to work with Tri-Star Nutrition for the design review. Commissioner Smith seconded. All Approved. Motion Carried.
2. **Deer Ridge Acceptance Discussion-** Marc Woerner, Town Administrator advised that we could get into a discussion about the acceptance of Deer ridge II. He stated that he and the developer have conducted two conversations regarding the issues at hand. He proceeded to read an email from Ben Ledsinger, SSR with the outline of the development. Mr. Woerner added the status to date. Mr. Boulter gave some viable history on why the Town started paving the final layer of asphalt. Commissioner Moore made a motion that the Commission recommends approval to the Mayor and Board of Alderman the subdivision be approved and accepted contingent upon the base layer areas that have been identified be addressed and fixed to town staff's liking. Commissioner Smith seconded. All approved. Motion carried.
3. **MISCELLANEOUS ITEMS FOR THE PLANNING COMMISSION –** Shelly, AICP Town planner advised the commission that the Town attorney and herself will be meeting with another municipality to discuss surety instruments.

Commissioner Harber addressed the commission and stated that he would like to talk about Shepard's Ridge. This board already approved the preliminary plat for Shepard's Ridge. This is all about Wayne tonight. He told me that after he had the subdivision engineered and paid them lots of money to have it engineered, our engineers came back and asked him to change a standard road to a minor collector road. That change is not an easy change, but it is going to dramatically change the plan significantly in terms of sewer, water, drainage, lots. He asked Mr Wayne if he would like to speak. Mr Wayne stated to Marc that he appreciates that Marc is taking the bull by the horns and acknowledged that the developers are not easy to deal with. He stated that he has a preliminary plat approval with no minor collector but now we are asking for a minor collector. He stated he is not willing to do that. Harber asked exactly what the regulations say about minor collector roads. Ben elaborated on the details. If it has the potential to serve 200 residents a minor collector is required. Mr Woerner advised the commission that there is a waiver provision in the subdivision regulations. Commissioner Harber advised that since the lots are way off the 200 marks, he did not see a reason for a waiver. Chair Shopher stated that in a meeting in the previous year it was stated that the long-term goal is to connect all the subdivision together from 206 to Tracy in an open meeting. Commissioner Harber asked what the board can do tonight so that Mr Boulter can move forward. Ben advised that it is his job to point out the requirements in the subdivision regulations, and it is the commissions job to decide whether or not they have to follow them. Commissioner Moore and Commissioner Smith stated that they are for a waiver from Mr. Boulter to ask to deviate from the regulations. Commissioner Harber advised that the final doesn't come back to the commission. Mr Woerner verified that the final does in fact back before the commission. Mr. Woerner walked the commission through the process for development: Preliminary review, Construction and Final plat. Harber stated that this board could make a motion that this phase of the development be exempt from the regulations. Mr Woerner advised that the Shepard's Ridge plat is not on the agenda.

Chair Shopher asked the commission their opinion on June's meeting date and time. Consensus was June 24, 2021 @ 5:00pm for Public Hearing and 5:15pm for the regular meeting.

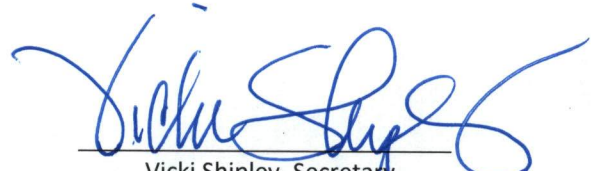
CITIZEN CONCERNS–

ADJOURNMENT

Commissioner Smith made a motion to adjourn. Commissioner Shopher seconded. All approved.

Meeting adjourned at 8:04pm.


Stephen Shopher, Chair


Vicki Shipley, Secretary