



Municipal-Regional Planning Commission

Public Hearing -Minutes

Atoka Town Hall
334 Atoka-Munford Avenue

Thursday June 24, 2021
5:00pm

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

Chair Shopher opened the Public Hearing at 5:01pm. A quorum was established. The floor was opened to the public for comment.

Wayne Boulter, Munford Development commented on 8 inches of soil cement on new development changing to 12 inches of gravel. He was not in agreement with this change due to the availability of the material needed and the additional cost. Mayor Daryl Walker addressed Mr. Boulter and asked for a solution. Kevin Ledford, Ledford Engineering spoke and gave his opinion of the change. Ben Ledsinger, SSR advised on the town's reasoning for the change which is cost upfront at development but allows for longer life of the streets. Gravel will allow water to pass and not cause significant damage to the streets. Tina Bryant, Citizen stated that as a taxpayer, she believes the cost should be on the developer and not the taxpayers. Shannon Dennis, citizen 66 Queensberry agreed with Ms. Bryant's statement. Commissioner Harber made a motion to adjourn the Public Hearing. Commissioner Fortenberry seconded. Public Hearing was adjourned at 5:26pm.

Meeting - Minutes

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

Keith Moore (7:08pm)
John Harber

Vicki Shipley
Stephen Shopher

Jonathan Fortenberry

Absent: Brett Giannini
Also attending:

Michael Smith

Shelly Johnstone, AICP, Town Planner (via zoom)
Amanda Faurbo, Assistant to the Town Administrator
Administrator
Wayne Boulter, Munford Development
*Attached Sign In sheet

Rex Wallace, Director
Marc Woerner, Town

Ben Ledsinger, Town Engineer

- I. **Planning Commission Meeting** was called to order at 5:32pm. Chair Shopher established a quorum.

New Business, C. Consideration of Maple Woods Village Phase I, Major Subdivision Preliminary Plat- Shelly Johnstone, AICP presented the facts pertaining to the Major Subdivision plat. She requested more time for the review of the Master Plan. The review was completed on Phase I of Maple Woods Village not the Master plan as requested by the developer at the time of submission. The developers are requesting approval of the Master Plan as well. Before a motion was made, the Commission opened the floor to the citizens

present to speak. Candice Land, 212 Westerfield Drive had several concerns about the possible development. 1. Public transportation access, two access points. Children playing in the street will be a safety issue for them with the additional traffic. Water retention pond, HOA who will be responsible for the pond. (Commissioner Harber gave an explanation to the requirement of HOAs in all new development because of the ponds and cluster boxes) Commissioner Harber made motion to table the consideration of Maple Woods Village Preliminary Plat to the July meeting. Commissioner Fortenberry seconded. All approved. Motion carried.

Chair Shopper requested a 5–10-minute recess at 6:17pm in order to reconvene in the Town conference room due to an HOA meeting that was scheduled for the Boardroom. The meeting reconvened at 6:31pm.

- II. **Approval of the May 13, 2021, Minutes-** Commissioner Harber made a motion to approve the May 13, 2021, minutes as presented. Commissioner Fortenberry seconded. All Approved. Motion carried.
- III. **Reports- Code Enforcement Monthly Activity Report** – Rex Wallace, Director reviewed as presented.
- IV. **Old Business**
 - A. **Consideration of Amendments to the Atoka Subdivision Regulations** –Shelly Johnstone, AICP presented. Commissioner Harber proposed a motion to table. Commissioner Fortenberry seconded. Fortenberry requested documentation on soil cement base vs gravel base from town engineer. Roll Call vote: Commissioner Harber, No. Commissioner Shopper, No. Commissioner Shipley, No. Commissioner Fortenberry, No. Motion Failed. Commissioner Fortenberry made a motion to accept the consideration of the amendments except 10. Article 4. C.9.d. Commissioner Harber seconded. All approved. Motion carried.
 - B. **Report on Site and Design Review for Tri Star Nutrition Food Truck-** Shelly Johnstone, AICP presented the site and design for Tri Star Nutrition Food Truck. No motion was needed.
 - C. **Consideration of PFMT Holdings, Resolutions for Infrastructure Acceptance on Subdivisions:** Marc Woerner, Town Administrator presented:
 - i. Mclaughlin Williamsburg Estates- Commissioner Harber made a motion that the Planning Commission make a positive recommendation to BMA to accept the streets in Mclaughlin Williamsburg and the maintenance. Commissioner Fortenberry seconded. All Approved. Motion Carried.
 - ii. Williamsburg Mclaughlin Estates- Commissioner Harber made a motion that the Planning Commission make a positive recommendation to BMA to accept the streets in Williamsburg Mclaughlin and the maintenance. Commissioner Fortenberry seconded. All Approved. Motion Carried.
 - iii. Sterling Ridge Phases IV, V, and VI- Commissioner Harber made a motion that the Planning Commission make a positive recommendation to BMA to accept the streets in Sterling Ridge Phase IV, V, VI for maintenance. Commissioner Moore seconded. All Approved. Motion Carried. Marc Woerner, Town administrator advised the Commission since the repairs were completed by the developer; that the subdivisions will be paved during the next paving season.
- v. **New Business**
 - A. **Consideration of APC Rentals Minor Subdivision Final Plat-** Shelly Johnstone, AICP presented. She advised that the Minor consists of a lot line change. Commissioner Moore made a motion to approve the replat of Mclaughlin Commercial Lot 3as presented. Commissioner Shipley seconded. All Approved. Motion Carries.

B. Consideration of APC Rentals Site and Design Review- Shelly Johnstone, AICP presented. Shelly requested the Planning Commission to table the project due to the lack of information. (Lighting plan, Photometric plan, Pond Data, Drainage calculations) Commissioner Moore made a motion to table to July meeting. Commissioner Harber seconded. All Approved. Motion Carried.

- V. **Miscellaneous Items from the Planning Commission-** Commissioner Moore addressed this concerns that were brought up over the Tri Star Nutrition Food Truck. He stated that it is considered a food truck and at this time the Town does not have regulations on food trucks. Commissioner Harber would like more understanding on food truck regulations. Shelly stated that she would bring some information back to the planning commission on possible conditional uses that would allow the food trucks only in certain districts.

Ben Ledsinger, SSR addressed the Planning Commission in regard to Shephard's Ridge. He advised that we like to hold the proposed collector to a local road because on the major road plan there is a major collector to the east of this property. No motion was needed, the consensus from the Commission is to all the Preliminary plat's previous approval to continue as it stands.


Commissioner Moore brought up Maple Woods Village and he advised that development would need a Collector.

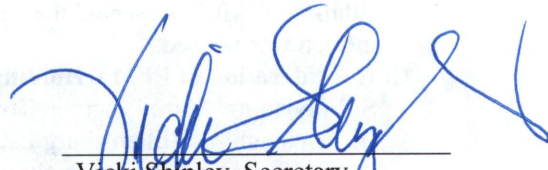
- VI. **Citizen Concerns**

- VII. **Adjourn**

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

Meeting adjourned at 7:57pm.


Stephen Shopher, Chair


Vicki Shipley, Secretary