



Municipal-Regional Planning Commission

Meeting - Minutes

Atoka Town Hall
334 Atoka-Munford Avenue

Thursday August 20, 2020
6:30 p.m.

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

Michael Smith Keith Moore
John Harber Stephen Shopher Vicki Shipley

Absent: Brett Giannini(Military Duty)

Also attending:

Shelly Johnstone, Town Planner Bill Scott, Atoka Fire Department Rex Wallace, Director
Amanda Faurbo, Acting Clerk Marc Woerner, Town Administrator Ben Ledsinger, SSR Engineer
*Attached Sign In sheet

Planning Commission Meeting was called to order at 6:30 pm.

Previous Minutes June 18, 2020 –Commissioner Harber made a motion to approve the June 20, 2020 minutes as presented. Commissioner Moore seconded. Commissioner Shopher called for a roll call vote. Commissioner Harber, Yes. Commissioner Shipley, Yes. Commissioner Moore, Yes. Commissioner Smith, Yes. Commissioner Shopher, 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 – off-site sign regulations-** Shelly Johnstone, AICP presented the amendment on NC and Residential Zones. **Commissioner Harber made a motion that the Planning Commission recommends to the BMA that the town amend the Zoning Ordinance describing and regulating off-premise signs in regard to Title 14.201 Article 17. Commissioner Moore seconded.** Roll-call vote: Commissioner Harber, Yes. Commissioner Shipley, Yes. Commissioner Moore, Yes. Commissioner Smith, Yes. Commissioner Shopher, Yes. All Approved. Motion Carried.
- 2. Report on Design and Site Plan Review – Air Serv-** Shelly, AICP presented the improvements that have been made to the site and she stated the Planning Commission will be made aware of the remainder of improvements through the process. Commissioner Shopher added that he had spoken to Mr. Downing and he felt very confident that Mr. Downing will follow through with everything they had agreed to in the design meeting. Commissioner Moore asked questions about the void with the driveway. Bill Scott, Atoka Fire answered his questions.

NEW BUSINESS

- 1. Consideration of Wallace Estates Final Plat – Paul Frazier, PMFT**
Shelly, AICP presented the staff report. She verified that all conditions were met that were required for the preliminary plat approval. Staff and the potential builder of the development had discussion over the landscaping, cluster box location, sidewalks, lighting etc. **Commissioner Harber made motion to accept the final plat of Wallace Estates based on the staff recommendation and staff notes. Commissioner Smith seconded.** Commissioner Shopher called for a roll

call vote. Commissioner Harber, Yes. Commissioner Shopher , Yes. Commissioner Moore, Yes. Commissioner Smith, Yes. Commissioner Shipley, Yes. All Approved. Motion Carried.

2. Consideration of a Rezoning request of 28.45 acres on Atoka-Idaville Road (recently annexed) from FAR to R-1 – Wayne Boulter, Munford Development Co.

Shelly, AICP presented the recently annexed property and advised the Planning Commission that the rezoning would need a recommendation from the Planning Commission to the BMA and it will include the update to the Zoning Map. Commissioner Moore made a motion that we recommend approval of the rezoning. Commissioner Harber seconded. Commissioner Shopher called for a roll call vote. Commissioner Harber, Yes. Commissioner Smith, Yes. Commissioner Moore, Yes. Commissioner Shipley, Yes. Commissioner Shopher, Yes, All Approved. Motion carried.

3. Consideration of Shepherd’s Ridge Preliminary Plat- Wayne Boulter, Munford Development Co. Shelly, AICP presented the Staff report. Commissioner Moore made a motion to approve the Shepard’s Ridge Preliminary Plat as discussed tonight contingent upon the BMA approving the re-zoning of the same property. Commissioner Harber seconded. Commissioner Shopher called for a roll call vote. Commissioner Harber, Yes. Commissioner Smith, Yes. Commissioner Moore, Yes. Commissioner Shipley, Yes. Commissioner Shopher, Yes, All Approved. Motion carried.

OTHER BUSINESS ____ - Commission Education Session – Transitioning to a MS4 Community- Ben Ledsinger, P.E., John C. Chlarson, P.E- Ben Ledsinger, Town Engineer introduced the speaker John C, Chlarson, MTAS. Mr. Chlarson had three P.P. presentations to go over. He went over one of the P.P. presentations and the Planning Commission requested the other two presentations be tabled for a few months.

MISCELLANEOUS ITEMS FOR THE PLANNING COMMISSION – Commissioner Harber questioned staff in regards to the expansion at the Ballfield on Rosemark Road. Shelly, Town planner advised we could request the property owner to bring in a site plan for design review since they have established another field on the lot.

Commissioner Moore wanted clarity on future developments and the design review. He referenced Wallace Estates because the Final was approved, and the design phase of the common open spaces were discussed after the approval. He would like this all to take place prior to the final approval. Shelly, AICP responded and advised the Commission that the Town regulations are directed at the Developer not the Builder. She stated Code Enforcement Official has the authority to do a site plan review of every lot in a development according to the Town regulations.

CITIZEN CONCERN – Trisha Phelps, Sterling Ridge Subdivision Property Owner, stated she has presented her concerns at the BMA Meeting and to individual alderman, but she has not presented her concerns to the Planning Commission. Her concern is the safety in the subdivision due to only one means of egress. She stated there is a petition with over 70 signatures in support of resolving the issue before the Town continues to build out in the same area. Parking in the construction areas is an issue and Commissioner Harber advised he would be willing at options for on street parking regulations. At this time, the only regulations the Town has is on street parking is limited to 12 hours.

ADJOURNMENT

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

Meeting adjourned at 8:38pm.

Stephen Shopher, Chair

Vicki Shipley, Secretary