

FINAL AGENDA

PLANNING COMMISSION

Springfield Municipal/Regional Planning Commission

Thursday, March 4, 2021 at 5:00 PM

- I. Call to Order
- II. Roll Call
- III. February 4th, 2021 Minutes to approve
- IV. New Business
- 4.1 Village Greens Section 4 maintenance bond

The item for the BZA meeting on March 9<sup>th</sup>

Michael Guthrie on behalf of Albert Mitchell is requesting an 8 ft. variance from the 25 ft. setback to allow for a porch to be constructed at 406 Short 20th Ave.

## Springfield Municipal/Regional Planning Commission

Thursday February 4, 2021 at 5:00 PM

### Meeting Minutes

1.0 Call to Order

1.1 Pledge of allegiance to the American Flag was said

2.0 Roll Call:

Commissioners present- Allen, Gragg, Boyd, Townsend, Poole, Bibb, Thomas, Richert, Tackett

Commissioners absent-

Commissioners roll call were 9 present and 0 absent, there was a quorum.

Guests present: See attached list

4.0 Approval of Minutes of January 7th, 2021 Meeting:

Motion to approve the January 7th 2021 minutes was made by Commissioner Poole, seconded by Commissioner Townsend. January 7th, 2021 minutes were approved unanimously with a vote of 9 - 0.

4.1 Jones Property Annexation Wallace Rd & 41 N

Chairman Allen asked for a motion to discuss the Jones Property Annexation Wallace Rd & 41 N. A motion to discuss was made by Commissioner Gragg and a second was by Commissioner Boyd. Staff presented the annexation request made by Clay Jones, the annexation request was certified by the Robertson County Tax Assessor, the Plan of Services has been signed by Mr. Jones and a preliminary subdivision plan has been submitted. This RS10 zoning will be the zoning designation if & when the property is annexed. There were a few questions from Planning Commissioners about the annexation & zoning. Commissioner Gragg made the motion to approve and send this annexation request on to the Board of Mayor & Aldermen and Commissioner Townsend seconds the motion. Motion passes with a vote of 9-0.

4.2 Meeks Trust Lahr Rd Annexation

Chairman Allen asked for a motion to discuss the Lahr Rd. Annexation request. Commissioner Townsend moved to discuss the annexation request and Commissioner Bibb seconds the motion. Staff presented the annexation and MRO zoning request made by Meeks Trust and Darryl Adler was present as representation. Townhomes are planned to be built on this property and a walking trail will be planned for the development and will have an access to MLK Park, which is adjacent to this property. The motion to approve and recommend to the Board of Mayor & Aldermen was made by Commissioner Bibb and the second was made by Commissioner Poole. The motion passed with a vote of 9-0.

4.3 Eden Pointe Phase 2 Subdivision Plat

Chairman Allen asked for a motion to discuss the Subdivision Plat for Eden Pointe Phase 2. Commissioner Poole made the motion to put this item on the floor for discussion and Commissioner Townsend seconds. Staff presented this subdivision plat to the Planning Commission explaining the

items that had been done and items that were to be done when Phase 2 of the subdivision was complete. Commissioner Poole made the motion to approve Eden Pointe Phase 2 Subdivision plat and Commissioner Townsend seconds the motion. Motion passed with a vote of 9-0.

#### 4.4 J.I. Holman 1st Addition Subdivision Plat

Chairman Allen asked for a motion to discuss the J.I. Holman 1st Addition Subdivision Plat, Commissioner Poole made the motion for discussion of this subdivision plat and Commissioner Bibb seconds the motion. This is a replat of 2 larger lots on Cheatham Street subdivided into a 3-lot subdivision plat. The subdivision plat meets the City of Springfield subdivision regulations and staff has approved this plat. Motion to approve the J.I. Holman 1st Addition Subdivision plat was made by Commissioner Townsend and the second was made by Commissioner Gragg. Motion passed with a vote of 9-0.

#### 4.5 Browns Glade Subdivision Bond Renewal

Chairman Allen asked for a motion to discuss the bond renewal for Browns Glade Subdivision, Commissioner Poole made a motion to discuss the bond renewal and Commissioner Bibb seconds the motion. This bond renewal is for the improvements for the lot that is being the Dollar General on Hwy 41 S was subdivided from the Dollar General plat. The bond amount is for \$30,625.00 and the term of the bond is February 26th 2021 through February 26th 2022. Commissioner Bibb made a motion to approve the bond amount and accept the bond and to send the bond to Board of Mayor & Aldermen for acceptance and Commissioner Thomas seconds. The motion passed with a vote of 9-0.

#### 4.6 Dollar General Hwy. 41 S site bond renewal

Chairman Allen asked for a motion to discuss the bond renewal for Dollar General site on Hwy. 41 S, Commissioner Boyd made the motion to discuss and Commissioner Poole seconds. The site for Dollar General is almost complete, there are a few minor items to get completed or redone. The bond amount is for \$4,000.00 and the term is from February 26th 2021 through May 28th 2021. Commissioner Poole made the motion to approve the bond amount and accept the bond and to send the bond to the Board of Mayor & Aldermen for acceptance and Commissioner Gragg seconds. The motion passed with a vote of 9-0.

#### 4.7 Eden Pointe Subdivision Phase 1 bond renewal for \$15,000

Chairman Allen asked for a motion to discuss the bond renewal for Eden Pointe Subdivision Phase 1 bond renewal. Commissioner Bibb made the motion to discuss Eden Pointe Subdivision Phase 1 bond renewal and Commissioner Gregg seconds the motion. This bond for Eden Pointe Phase 1 is a bond renewal, this phase 1 of Eden Pointe has been built out, but with the Phase 2 of Eden Pointe starting, there are items that haven't been completed and will be completed with the building out of Phase 2. The bond renewal amount was for \$15,000. Commissioner Gragg made a motion to approve and accept the \$15,000 dollar renewal bond for Eden Pointe Subdivision Phase 1 and send it on to the Board of Mayor & Aldermen for acceptance. Commissioner Thomas seconds the motion. Motion passed with a vote of 9-0.

Planning Commission was adjourned at 6:15 p.m.

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Virginia Boyd, Planning Commission Secretary

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David Brewer, Community Development Director