

Brookland Planning Commission Meeting September 1, 2020

The meeting was called to order at 7:00 pm by Chairman Steve Phillips. Commissioners present: Ralph (Sonny) Crain, Samantha Sparks, Gary Hill, Jerry Blair, Chairman Steve Phillips, City Inspector Shawn Dacus, and City Clerk Billy Dacus.

Jerry Blair made a motion to approve the August 4, 2020 Brookland Planning Commission minutes as written. The motion was seconded by Gary Hill. Chairman Phillips stated motion and second and then opened the motion for discussion. Being no discussion, Chairman Phillips called for a vote. It was announced the motion to approve August 4, 2020 Brookland Planning Commission minutes passed 4 yays to 0 nays.

New Business

Pinnacle Investments - Brent Meeks – Clarification of requirements for street extension on Shelby Street:

Brent Meeks was at the meeting representing Pinnacle Investments. There was some confusion on the street extension on the property. Doug Moore of M-Square Surveying was at the meeting to help clarify the situation. It was noted by Mr. Moore that the drawing though a bit confusing, but the road did extend all the way to the end of the last lot. The drawing highlighted the paved portion, but the road does meet the requirements of the commission.

Andrew Laxton – Lot split @ 251 Brady Lane with ingress/egress and utility easement questions:

Andrew Laxton was at the meeting asking the commission what he needed to do to get city utilities to his property. He passed out a drawing of his lot where he is building a new house. There was a lot of discussion about who owns the property that leads up to his lot. There was a 15-foot ingress/egress along the drive to the lot but that is for traveling purposes only unless otherwise noted. It was decided that Mr. Laxton needs easements from the owners of each side of the drive leading to his lot before utilities can be laid back to his property. Andrew said he would work on getting that to the city. It was also noted the lot is already split.

Chad Waggoner – 105 E. Matthews Street:

There was no one present on the meeting to represent Chad Waggoner.

Oak View Manor Subdivision – Zach Jaynes – preliminary plat; review engineer comment letter:

Carlos Woods and Zach Jaynes were present at the meeting to discuss the preliminary plat and the city engineer comment letter with the commission. City Inspector Shawn Dacus noted that the comment letter was in the packets. Mr. Woods and Mr. Jaynes read over the recommendations in the letter about adding sidewalks, adjusting the radius of the cul-de-sacs and the possibility of connecting them. Carlos and Zach said they would look at the suggestions but wanted to request a special meeting so that they do not have to wait until next month's meeting. Chair Phillips said that is very possible and he would let them know.

Hidden Creek Subdivision – presenting preliminary plat:

Mark Morris from Blue Cloud was at the meeting to present the preliminary plat for the Hidden Creek Subdivision. After reviewing the plat, the commission noted that there were some drainage issues that needed to be addressed and the city would need the Health Department approval letter. Mr. Morris said he would work on getting the letter and making the adjustments.

Gatlin Crossing – currently in process of petition annexation. Also asking P/C to review subdivision plans:

Jimmy Gulley and Carlos Woods presented the subdivision plans for Gatlin Crossing. Mr. Gulley updated the commission on the status of the petition annexation. It is hopeful that the procedure is very nearly complete. The city engineer had made a comment letter with a list of issues that needed to be addressed. Carlos and Jimmy looked at them and said they can be adjusted. The changes will be presented later at a possible special meeting.

Review R-1 lot size for new zoning code:

The commission looked at possibly increasing the minimum lot size for R-1 & R-2. The current minimum is 50 foot by 100 foot. There were some different ideas on what would be best, but it was decided to change the minimum lot size of R-1 & R-2 lots to 60 foot by 100 foot.

Review updates in Zoning Code Book before presenting to City Council:

The commission reviewed the updates that were made earlier in the new Zoning Code Book as well as the Subdivision and Development Code Book. Each item that had been changed previously were reviewed. The commission ended up making more amendments to the books. The latter changes will be added to the books and they will be reviewed again before going to the City Council for approval.

Chairman Phillips asked if there was anything else from the commission. A special meeting was set-up on September 14, 2020 before the City Council meeting to address some of the needed issues that came from tonight's meeting.

Chairman Phillips asked if there was anything from the floor. There was none.

Jerry Blair made a motion to adjourn. It was seconded by Sonny Crain. Chairman Phillips called for a vote. Chairman Phillips announced motion to adjourn passed 4 yays to 0 nays.

Meeting adjourned at 8:56 PM by Chairman Phillips.