

Brookland Planning Commission Meeting February 5, 2018

The meeting was called to order at 7:00 pm by Chairman Steve Phillips. Commissioners present: Jerry Blair, Tara Reed, Ralph Crain, Earl Owens and Chairman Steve Phillips. Commissioner Linda Anderson Reece was absent.

Jerry Blair made a motion to approve the December 4, 2017 Brookland Planning Commission minutes as written. The motion was seconded by Tara Reed. Chairman Phillips stated motion and second and then opened motion for discussion. Being no discussion, Chairman Phillips called for a vote. It was announced motion to approve December 4, 2017 Brookland Planning Commission minutes passed 4 yeas to 0 nays.

Jerry Blair made a motion to approve the January 8, 2018 Brookland Planning Commission minutes as written. The motion was seconded by Ralph Crain. Chairman Phillips stated motion and second and then opened motion for discussion. Being no discussion, Chairman Phillips called for a vote. It was announced motion to approve January 8, 2018 Brookland Planning Commission minutes passed 4 yeas to 0 nays.

New Business:

1. Gregg Baugh - Sidewalk variance @ Cameron Place:

There was no one present at the meeting to represent Mr. Baugh.

2. Jimmy Gulley - Whispering Hills Lot Split:

Jimmy Gulley presented a lot split located @ Whispering Hills to the commission. Mr. Gulley explained where the lot split was in the Whispering Hills sub-division. He noted that this split was for financial reasoning and not for developmental purposes. This area would be developed in the latter stages of the project; most likely 48 months away. Jerry Blair made a motion to approve the lot split as presented. The motion was seconded by Ralph Crain. Chairman Phillips stated motion and second and then opened motion for discussion. Cherie Belcher spoke up from the floor stating that "he (Mr. Gulley) should do right with his other property before moving to something new". Chairman Phillips stated that there was another item on the agenda that was to be discussed concerning Mr. Gulley. Being no further discussion, Chairman Phillips called for a vote. It was announced that the motion to approve the lot split at Whispering Hills had passed 4 yeas to 0 nays.

3. Jimmy Gulley - Hayes Street Final Plat:

Jim Gulley presented the final plat for the Hayes Street project titled the Graystone Addition. Mr. Gulley noted that this was discussed in an earlier meeting in November or December. He said that the final plat was designed with the specs laid out by the commission. The commission reviewed the plans. Jerry Blair made a motion to approve the final plat of the Graystone Addition as presented. The motion was seconded by Ralph Crain. Chairman Phillips stated motion and second and then opened motion for discussion. Cherie Belcher spoke up again from the floor asking about a retention pond. Mr. Gulley stated that there was not a requirement for one on this particular property. Being no further discussion,

Chairman Phillips called for a vote. It was announced that the motion to approve the Graystone Addition on Hayes Street final plat had passed 4 yeas to 0 nays.

Chairman Phillips announced that Consultant James Walden had some updates from the Brookland Planning Commission Handbook project from the workshop that was held in late 2017 to improve and update the Planning Commission book. Mr. Walden passed out copies of the update and went over each item with the commission. He stated that this is only part of the project and would be added to the larger updates of the book later. He also noted that the commission would have to approve the updates as well as the Brookland City Council later in the future, once all was completed.

Chairman Phillips asked if there was anything else from the commission. No response.

Chairman Phillips asked if there was anything from the floor.

Cherie Belcher asked about a retention pond at the new sub-division on Hayes Street. She wanted to know if there would be one there and how big of area can a developer build without adding a retention pond. She stated she was concerned about her mother's property flooding. Ms. Belcher showed the commission pictures from December of 2017 where water was standing on her mother's property. She stated that the land had been build up in the surrounding area and that her mother's property was landlock by the developer. She was concerned about having access due to road being blocked. Chairman Steve Chairman stated the commission could investigate the matter about the retention pond, but the other issue was something that the commission could not be involved in since it is civil matter. Ms. Belcher had presented this issue to the Brookland City Council at the January meeting. It was noted by City Attorney Kevin Orr that this issue of the driveway access being blocked and land locked by another land owner's property, was a civil matter and that the city of Brookland could not get involved.

Mayor Jones reminded the planning commission and citizens in attendance about the Brookland Planning Commission planning charrette to be held at Brookland High School Auditorium February 20, 2018 at 7:00 PM. All citizens are invited to attend and have input planning the future of their city.

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

Meeting adjourned at 7:35 PM by Chairman Phillips.