

Brookland Planning Commission Meeting May 4, 2021

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

Jerry Blair made a motion to approve the April 6, 2021 Brookland Planning Commission minutes as written. The motion was seconded by Sonny Crain. 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 April 6, 2021 Brookland Planning Commission minutes passed 4 yays to 0 nays.

New Business

Brookland Hills Phase IV-final plat:

Hunter Phillips presented the Commission with the final plat for the Brookland Hills Subdivision – Phase IV located off Hwy 49B. After the Commission reviewed the plans, Jerry Blair made a motion to approve the final plat for the Brookland Hills Subdivision – Phase IV. 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 the final plat for the Brookland Hills Subdivision – Phase IV passed 4 yays to 0 nays.

Bearcat Mini Storage - 7411 Hwy 49N - Phase III site plan review:

Brett Baugh presented the Commission with the site plan for the Bearcat Mini Storage - Phase III located @ 7411 Hwy 49N. Jerry Blair asked if Phase II was finished and Brett Baugh acknowledged that it was and that everything was done except for the blue area, which would be adding 6 buildings and was noted as Phase III on the site plan (see attached site plan for Baugh Mini Storage Expansion – Phase 2 & 3). Jerry asked if Phase III was going to be chip and seal and Brett said that it would be and the original entrance would be changing to concrete. The asphalt came apart on the main entrance, so he would be concreting it. Steve Phillips asked if the other south entrance, marked in red was a construction entrance, and Brett said that it was just for construction. After the Commission reviewed the plans, Jerry Blair made a motion to approve the site plan for the Bearcat Mini Storage - Phase III. The motion was seconded by Sonny Crain. 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 the site plan for the Bearcat Mini Storage - Phase III passed 4 yays to 0 nays.

GSB Properties - Follow up with City Engineers comments regarding drainage for commercial development - 556 W School Street to be an 8-unit strip mall & 550 W School Street to be a car wash:

No one was present at the meeting. However, City Inspector Shawn Dacus presented an email from the City Engineer John Selig approving the revised drawings for the properties that had already been approved by the Commission. Mr. Selig also noted a larger 24" pipe for water drainage would help; (see attached email regarding suggested pipe upgrade) especially to the west of the property to be developed. The commission agreed to request that Greg Baugh increase the pipe size to 24", but also

noted that they couldn't make him increase the pipe size; since the commission is not engineers. Jerry Blair asked if the pipe was in the ground yet, and Shawn Dacus said that he did not think that it had been installed.

Fence/Drainage Issues:

It was quickly noted that this issued was resolved in April's meeting.

Chairman Phillips asked if there was anything else from the commission.

There was none.

Chairman Phillips asked if there was anything from the floor.

There was none.

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

Meeting adjourned at 7:10 PM by Chairman Phillips.