

**LAKELAND MUNICIPAL PLANNING & DESIGN REVIEW COMMISSION
MEETING MINUTES
THURSDAY, DECEMBER 14, 2023, 5:30 PM
CITY HALL, LAKELAND, TN.**

- I. **CALL TO ORDER:** The meeting was called to order at 5:30PM by Chairman Wyatt Bunker.

For the record: The pledge to the flag was led by Chairman Bunker. City Manager Michael Walker served as Recorder for this meeting.

II. **ROLL CALL BY ACTING RECORDER:**

Commissioner Jim Atkinson	<i>Present</i>
Sal Feraci	<i>Present</i>
Carl Helton	<i>Absent</i>
Adam Henry	<i>Present</i>
Amber Hitchcock	<i>Present</i> (late, arrival 5:35pm)
Shawn Rowland	<i>Present</i> (late, arrival 5:32pm)
(C) Wyatt Bunker	<i>Present</i>

Others present: City Manager Michael Walker, Planning Director Paul Luker, City Planner Alex Barthol, Community Development Specialist Lisa West, City Engineer Emily Harrell

III. **APPROVAL OF PREVIOUS MEETING MINUTES:**

1. **Regular Meeting Minutes** – September 14, 2023

Commissioner Atkinson moved to remove this from the agenda, as it was approved November 9, 2023, seconded by Adam Henry.

This item was removed without objection.

2. **Regular Meeting Minutes** – November 9, 2023

Adam Henry moved to bring this item to the floor, seconded by Commissioner Atkinson.

When the question was called, the minutes were approved, voice vote, 4 in favor 0 against (4-0).

IV. **PUBLIC DISCUSSION:**

None

V. **REPORTS OF OFFICERS AND COMMITTEES:**

None

VI. **OLD BUSINESS:**

None

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VII. NEW BUSINESS:

1. **Action – Municipal Planning and Design Review Commission approval of a Fence Height Special Exception for a fence to exceed six feet in height.**

Sal Feraci moved to bring this item to the floor, seconded by Commissioner Atkinson.

The matter was presented by Alex Barthol, Staff Planner.

For the record: The applicants Mr. Jason Collins and Mrs. Becky Collins spoke to the Municipal Planning and Design Review Commission, presenting reasons for asking for the action item.

Comments were also heard by Heather Kurtz of the 3900 block of Green Spruce Bend.

Discussion ensued.

When the question was called, the Fence Height Special Exception was approved (for 10-foot maximum height), voice vote, 6 in favor 0 against (6-0).

2. **Action – Municipal Planning and Design Review Commission recommendation of proposed amendments to the Ashmont Planned Development Outline Plan.**

Sal Feraci moved to bring this item to the floor, seconded by Adam Henry.

The matter was presented by Paul Luker, Planning Director.

Adam Henry moved to separate the question into consideration of multi-family as item 2.B., the other changes presented as item 2.A., seconded by Sal Feraci.

Discussion ensued.

Mr. Cory Brady of Collierville, Tennessee, addressed the Commission on behalf of the developer.

Commissioner Atkinson motioned an amendment to the language of "Technical Changes" (2.A.) seconded by Shawn Rowland.

***Chairman Bunker called for approval of amendment to 2.A., no objection was heard, amendment passed unanimously.
When the question was called on 2.A., "Technical Changes" as amended, the Municipal Planning and Design Review Commission***

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voted to recommend approval to the Board of Commissioners, voice vote, 6 in favor 0 against (6-0).

Developer Mr. Vince Smith spoke to the Commissioner regarding item 2.B., as defined above.

Discussion ensued.

For the record: Mr. Richard Gonzales of 5300 block of Conifer View Lane spoke to the Commission.

Commissioner Atkinson moved to amend 2.B. and the wording of Area 1, Subsection B. titled "Allowable Uses" to state "*Age-Restricted Multi-Family, Assisted Living, Nursing Home, Hospice, and on-site incidental services and amenities*" seconded by Sal Feraci without objection.

Chairman Bunker called for approval of amendment to 2.B., no objection was heard, amendment passed unanimously.

Adam Henry moved to defer 2.B., seconded by Sal Feraci without objection.

3. **Action – Municipal Planning and Design Review Commission approval of a Preliminary Development Plan for the Ashmont Planned Development.**

Amber Hitchcock moved to bring this item to the floor, seconded by Commissioner Atkinson.

The matter was presented by Paul Luker, Planning Director.

When the question was called, the Preliminary Development Plan was approved, voice vote, 6 in favor 0 against (6-0).

4. **Action – election of officers to the Municipal Planning and Design Review Commission.**

Nominations for Officers were as follows:

- **Chair** – Adam Henry, nominated by Commissioner Atkinson, seconded by Commissioner Feraci.

Commissioner Atkinson moved to close nominations, seconded by Commissioner Feraci.

- **Vice-Chair** – Amber Hitchcock, nominated by Commissioner Atkinson, seconded by Adam Henry.

Adam Henry moved to close nominations, seconded by Commissioner

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Atkinson.

- **Secretary** – Shawn Rowland, nominated by Chairman Bunker, seconded by Commissioner Atkinson.

Amber Hitchcock moved to close nominations, seconded by Sal Feraci.

When the question was called, the elections of officers were approved as noted above, voice vote, 6 in favor 0 against (6-0).

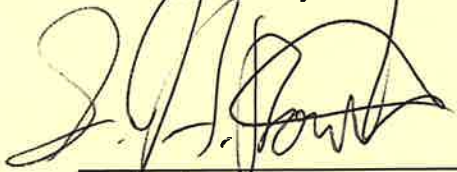
For the record: Adam Henry took over as Chair for the remainder of the meeting.

VIII. ANNOUNCEMENTS:

None

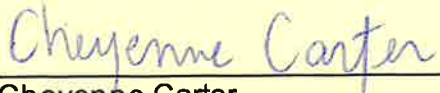
IX. ADJOURNMENT:

There being no other business on which to act, the meeting was adjourned without objection at 7:29 p.m. on Thursday, December 14, 2023.



Shawn Rowland
Secretary

ATTEST:



Cheyenne Carter
City Recorder