LAKELAND MUNICIPAL PLANNING & DESIGN REVIEW COMMISSION
REGULAR MEETING MINUTES
THURSDAY, APRIL 11, 2024, 5:30 PM
CITY HALL, LAKELAND, TENNESSEE 38002

I. CALL TO ORDER BY CHAIR:

The meeting was called to order at 5:30PM by Chair Adam Henry on Thursday, April 11, 2024.

II. ROLL CALL BY RECORDER:

Commissioner Jim Atkinson	Present
Sal Feraci	Present
Rebecca Hecker-Mosbruger	Present
Carl Helton	Present
Adam Henry (Chair)	Present
Amber Hitchcock	Present
Shawn Rowland	Present
Bill Sheridan	Present

For the record: According to TCA § 13-4-101, the Mayor may appoint members of the Municipal Planning Commission. As such, the two (2) new members listed above (Rebecca Hecker-Mosbruger and Bill Sheridan) have been appointed and have received applicable, self-reported training hours as provided by Planning Director Paul Luker.

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

III. APPROVAL OF PREVIOUS MEETING MINUTES:

1. **Regular Meeting Minutes** – February 8, 2024

Shawn Rowland moved to bring this item to the floor seconded by Carl Helton.

Discussion ensued.

Shawn Rowland motioned to approve the minutes seconded by Amber Hitchcock.

When the question was called, the minutes passed as presented, voice vote, 8 in favor 0 against (8-0).

2. **BOC & MPC Special Called Joint Meeting** – February 29, 2024

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

Bill Sheridan motioned to approve the minutes seconded by Amber Hitchcock.

When the question was called, the minutes passed as presented, voice vote, 8 in favor 0 against (8-0).

IV. PUBLIC DISCUSSION:
None

V. REPORTS OF OFFICERS AND COMMITTEES:
None

VI. OLD BUSINESS:
None

VII. NEW BUSINESS:

1. **Action** – approval of patio fence at Portales Tapas and Tequila from the Design Review Commission

   Carl Helton moved to bring this item to the floor seconded by Sal Feraci.

   City Planner Alex Barthol presented this item.

   Discussion ensued.

   For the record: The applicant provided comments and answered the board's questions.

   Amber Hitchcock motioned to approve the patio fence seconded by Carl Helton.

   When the question was called, the patio fence approved as presented, voice vote, 8 in favor 0 against (8-0).

2. **Action** – approval of Evergreen PD Final Development Plan

   Carl Helton moved to bring this item to the floor seconded by ~~Amber~~ Bill Sheridan. AH

   City Planner Alex Barthol presented this item.

   Discussion ensued.

   Shawn Rowland motioned to approve the Evergreen PD Final Development Plan with conditions outlined in the staff report seconded by Amber Hitchcock.

   When the question was called, the Evergreen PD Final Development Plan approved as outlined in the staff report, voice vote, 7 in favor 0 against 1 abstention (7-0-1).

3. **Action** – approval of Heathfield Mixed-Use PD Outline Plan

Bill Sheridan moved to bring this item to the floor seconded by Shawn Rowland.

Planning Director Paul Luker presented this item.

Discussion ensued.

For the record: The applicants provided comments and answered the board's questions.

For the record: Public comments were heard from -
1. Bill Summons of the 10000 block of Drop Seed Dr
2. Richard Gonzales of the 5300 block of Conifer View Ln

Discussion ensued.

Commissioner Atkinson motioned to add the following conditions:

- A Final set of architectural requirements shall be submitted with the PDP application.
- A market study justifying the proposed amount of commercial area shall be submitted with the PDP application.

The motion to add conditions was seconded by Bill Sheridan.

When the question was called, recommendation to the Board of Commissioners for the Heathfield Mixed-Use PD Outline Plan approved with conditions, voice vote, 8 in favor 0 against (8-0).

4. **Action** – approval of Equestria PD Preliminary Development Plan

Carl Helton moved to bring this item to the floor seconded by Rebecca Hecker-Mosbruger.

Planning Director Paul Luker presented this item.

Discussion ensued.

For the record: Josh Burnett from Equestria answered the board's questions.
Discussion ensued.

For the record: Public comments were heard from:
1. Richard Todd of the 10000 block of Ramble Wood Dr
2. Kurt Wagner of the 4700 block of Maple Walk Dr

3. Mike Scott of the 4700 block of Maple Walk Dr
4. Jessica Cannon of the 10000 block of Ramble Wood Drive
5. Tiffany Mowers of the 10000 block of Mount McKenzie Road
6. Richard Gonzales of the 5300 block of Conifer View Ln

Discussion ensued.

Adam Henry motioned to table the Equestria PD Preliminary Development Plan until the next meeting to be held on May 9, 2024 seconded by Rebecca Hecker-Mosbruger.

When the question was called, the motion to table Equestria PD Preliminary Development Plan passed, voice vote, 8 in favor 0 against (8-0).

For the record: Chair Adam Henry motioned to take a 5-minute recess seconded by Rebecca Hecker-Mosbruger. The recess started at 7:39pm. The meeting resumed at 7:45pm. Quorum was confirmed via roll call with all eight (8) members in attendance.

5. **Action** – approval of the updated City of Lakeland Traffic Calming Policy

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

   City Engineer Emily Harrell presented this item.

   Discussion ensued.

   Adam Henry motioned to approve recommendation to the Board of Commissioners for the City of Lakeland Traffic Calming Policy seconded by Bill Sheridan.

   When the question was called, recommendation to the Board of Commissioners for the City of Lakeland Traffic Calming Policy approved as presented, voice vote, 8 in favor 0 against (8-0).

6. **Action** – approval of the City of Lakeland Residential Street and Infrastructure Conversion Policy

   Carl Helton moved to bring this item to the floor seconded by Amber Hitchcock.

   City Engineer Emily Harrell presented this item.

   Discussion ensued.

Sal Feraci motioned to approve recommendation to the Board of Commissioners for the City of Lakeland Traffic Calming Policy seconded by Commissioner Atkinson.

When the question was called, recommendation to the Board of Commissioners for the City of Lakeland Residential Street and Infrastructure Conversion Policy approved as presented, voice vote, 8 in favor 0 against (8-0).

7. **Action** – approval of a Zoning Text Amendment concerning placement and design standards of hotels and motels in C-2

   Sal Feraci moved to bring this item to the floor seconded by Amber Hitchcock.

   Planning Director Paul Luker presented this item.

   Discussion ensued.

   Commissioner Atkinson motioned to approve recommendation to the Board of Commissioners for the Zoning Text Amendment seconded by Carl Helton.

   When the question was called, recommendation to the Board of Commissioners for the Zoning Text Amendment approved as presented, voice vote, 8 in favor 0 against (8-0).

VIII. ANNOUNCEMENTS:

None.

IX. ADJOURNMENT:

There being no other business on which to act, the meeting was adjourned without objection at 8:16 p.m. on Thursday, April 11, 2024.

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These minutes were approved on May 9, 2024.

S. H. Rowland

Shawn Rowland
Secretary

ATTEST:

Cheyenne Carter

Cheyenne Carter
City Recorder