

**LAKELAND MUNICIPAL PLANNING COMMISSION
MEETING MINUTES**

THURSDAY, JANUARY 19, 2023, 5:30 PM

CITY HALL, LAKELAND, TN.

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

For the record: The invocation and the pledge to the flag was led by Chairman Bunker.

II. ROLL CALL BY ACTING RECORDER:

Commissioner Jim Atkinson	Present
Sal Feraci	Present
Carl Helton	Present
Adam Henry	Present
Amber Hitchcock	Present
Shawn Rowland	Present
(C) Wyatt Bunker	Present

Others present:

Michael Walker, City Manager
Paul Luker, Planning Director
Emily Harrell, City Engineer
Alex Barthol, City Planner
Will Patterson, City Attorney

III. APPROVAL OF MEETING MINUTES:

Commissioner Atkinson moved to approve the regular meeting of January 19, 2023, as written, seconded by Mr. Feraci.

For the record: Without objection the minutes were declared approved as presented.

IV. PUBLIC DISCUSSION: None

V. REPORTS OF OFFICERS AND COMMITTEES:

VI. OLD BUSINESS: None

VII. NEW BUSINESS:

1. ***Action on a proposed amendment to the Land Development Regulations as to the placement of communication towers and setback requirements.***

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

Discussion ensued.

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Comments were heard from the following:

Lou Katzerman, TVT II, LLC – Tower Ventures (*The applicant*)

After the discussion, Mr. Henry moved to recommend the Board of Commissioners approve the proposed amendment to the Land Development Regulations as present with the inclusion that there should be 100' setback minimum from any R.O.W. and the fall radius plus 10', seconded by Mr. Feraci.

For the record: Amendments to this motion was accepted without objection.

Motion as amended passed unanimously, voice vote, 7 in favor 0 against.

2. Action on approval of a land disturbance permit for 6435 Stewart Road.

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

Discussion ensued.

Comments were heard from the following:

Mr. Bobby McVay – The Applicant

Mr. Walter Gill – Pro One Construction of TN

After the discussion, Commissioner Atkinson moved to approve the land disturbance permit, seconded by Mr. Feraci, with the following conditions:

- The driveway shall be paved 50' in length from Stewart Road with a maximum width of 22' not including the flare.
- A time limit set for when the last certificate of occupancy permit is issued or not to exceed 2 years.

For the record: Amendments to this motion were accepted without objection.

Motion as amended passed unanimously, voice vote, 7 in favor 0 against.

3. Action on a proposed amendment to the Lakeland Meadows PD to revise the property boundaries and add commercial uses.

Mr. Feraci moved to bring this item to the floor, seconded by Mr. Helton.

Discussion ensued.

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Comments were heard from the following:

David Bray – The Bray Firm

Richard Gonzales – 5000 block of Conifer View Ln

Louis Ricci – Valley Brook Development, LLC

Ronnie Faulkner – Valley Brook Development, LLC (*Present in audience*)

Tracy Nilles – 5000 block of Adagio Ln

Julie Pereira – 5000 block of Adagio Ln

After the discussion, Commissioner Atkinson moved to recommend to approval of the amendment to the Lakeland Meadows PD to the Board of Commissioners as described in staff report and attached documents with the following conditions:

- The design standards meet if not exceed the requirements set in the Land Development Regulations.
- The area shown on the plan as commercial on the draft PD be changed to permanent common open space.

Mr. Feraci seconded the motion.

Motion passed unanimously, voice vote, 7 in favor 0 against.

4. *Action on a revision to the overall sign plan for The Lake District.*

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

Discussion ensued.

Comments were heard from the following:

Mr. Yehuda Netanel – Lake District LLC

After the discussion, when the question was called the revision to the overall sign plan for The Lake District was approved unanimously, voice vote, 7 in favor 0 against.

5. *Action on a proposed amendment to The Lake District PD to add additional multi-family lots.*

Commissioner Atkinson moved to bring this item to the floor, seconded by Mr. Rowland.

Discussion ensued.

Comments were heard from the following:

Yehuda Netanel – Lake District LLC

Dexter Muller - Economic Development Consultant

Richard Gonzales – 5000 block of Conifer View Ln

Joseph Cowan – 5000 block of Purple Moor Cv

Julie Pereira – 5000 block of Adagio Ln

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Tracy Nilles – 5000 block of Adagio Ln
Thomas Stites – 10000 block of Carly Dr

After the discussion, Chairman Bunker moved to defer this item to the next meeting and request a traffic study, school impact study and updated architectural design be submitted, seconded by Commissioner Atkinson.

When the question was called the motion passed unanimously, voice vote, 6 in favor 0 against. (*Mr. Rowland out at the time of vote*)

6. Discussion on street lighting on Collector and Arterial roadways within the City of Lakeland.

Discussion only, no action was taken.

Comments were heard from the following:
Veronica Nisky – 5000 block of Moudry Run Cv
Karsen Brooks – 5000 block of Adagio Ln

7. Discussion on improvements to MLGW electrical distribution system north of Highway 70.

Discussion only, no action was taken.

Comments were heard from the following:
John McCarty – McCarty Granberry Engineering

8. Discussion and update on the Comprehensive Plan progress.

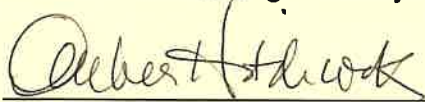
Update given by Planning Director Paul Luker.

VIII. ANNOUNCEMENTS:

IX. ADJOURNMENT:

Mr. Feraci moved to adjourn the meeting, seconded by Ms. Hitchcock.

The meeting was adjourned at 8:50 p.m. without objections.



Amber Hitchcock, Secretary

ATTEST:



Debra Murrell, City Recorder

These minutes were approved on February 16, 2023.