

Agenda Items

1. **Call to Order**
2. **Roll Call & Pledge of Allegiance**
3. **Approval of Previous Meeting Minutes 5/23/2022**
4. **Old Business**
 - a) **Case #2079** – A request for a conditional use for a cemetery land use to be located at 4600 Church Road West in Horn Lake by Riyadh Elkhayyat, land owner; and AERC PLLC, via Doug Thornton, AIA, representative of owner; on land that is zoned as A-R, Agricultural-Residential District, consisting of approximately 80.73 acres +/- . (This case was tabled from the 4/25/2022, Planning Commission meeting and will remained tabled until August’s meeting.)
 - b) **Case #2060** – A request for a site plan and design review (SPDR) for a Little Scholars day care land use at 2036 Goodman Road West, by Cheonshae Moore, land owner; ETI Corporation, engineer; and Metro Construction, builder, on 1.10-acres +/- . (This case was tabled from the 5/23/2022, planning commission meeting for updated drawings.)
 - c) **Case #2086** – A request for a site plan and design review (SPDR) for a proposed light industrial outbuilding at 1887 Sartain Drive, by David Upchurch, land owner/developer, AERC, PLLC, engineer; consisting of 2.223 acres +/- . The subject parcel is currently zoned as M-1, Light Industrial District. (This case was filed for back in 2021, thus that is why it is under the “Old Business” portion of the monthly agenda.)
5. **New Business**
 - a) **Case #2083** – A request for a conditional use (CU) for a semi=truck parking land use to be located at 6667 Pasadena Drive in Horn Lake by Mr. Faheem Dyer, land owner; AJ Colasurdo, representative of the land owner with Bohler Engineering; on land zoned M-1, Light Industrial District, consisting of 16.85 acres +/- .
 - b) **Case #2085** – A request for a final plat of a minor subdivision named “The Fountains at Fairfield Meadows PUD, Section K,” at this time to be located at 4033 Fountain Lane in Horn Lake by HL Ventures, LLC, developer and land owner; and Womble, Womble Engineering, engineering company, on land that is zoned as Planned Unit Development (PUD), consisting of approximately 1.23 acres +/- for a dental office land use.
 - c) **Case #2084** – A request for a site plan, design and landscaping review (SPDR) for a property to located at 4033 Fountain Lane by Tarr Group, LLC, engineer or designer; WMG Development, PUD, for a dental office land use.
 - d) **Case #2087** – A request for a final plat of the subdivision named the “Alden Station Commercial,” at approximately the 4800-4900 addressing block of US Highway 51 North in Horn Lake by Baha Hajjeh, developer and owner; and IPD, engineering company, for land zoned as C-4, Planned Commercial District, consisting of approximately 22.52 acres +/- .

6. Other Business

- a) Comprehensive Plan update

7. Adjourn

Present

- 1. City Planning Commissioners: Jimmy Stokes (Vice Chair), William Edgner, Angie Little, William “Bill” Mercer, Andrew Yeager and Janice Vidal.
- 2. City Staff – Chad Bahr, AICP, Planning Director; Tammy Woods, Planning & Building Office Manager; Daniel Feinstone, City Information Technology (IT).
- 3. Gallery – Public Attending: Catherine Yarbrough, Francis J. Miller, Dylan Tarr – Tarr Group; David Upchurch – Upchurch Services; Adam Brown – Vesta Modular; Matt Wolfe – ETI Corporation; Cheonshae Moore – Little Scholars; Chance Walker – IPD LLC; Bill Brown – H L Ventures.

Absent

- 1. Chad Engelke
- 2. Linda McGan

Note: For brevity, the following representations may be used as abbreviations in these minutes.

- a. Chair = Chairperson of the Planning Commission
- b. Plgn Dir = City Planning Director
- c. RZ = Rezoning or Zoning amendment case
- d. CU = Conditional Use
- e. Mtn = Motion
- f. 2nd = Second to a main or primary motion
- g. V = Vote or result upon a made motion
- h. PC = City Planning Commission or Commissioner
- i. DE = Discussion ensued at some length upon the topic or subject indicated
- j. & = And
- k. PUD = Planned Unit Development type zoning classification
- l. MS = Mississippi

Items

- 1. Vice Chair Stokes called the meeting to order at 6:00 PM.
- 2. Bill Egner led the group in the Pledge of Allegiance.
- 3. The Vice Chair asked for consideration of the minutes from May 23, 2022, Planning Commission Meeting. **Motion** – To approve the minutes as provided, Angie Little, 2nd – Janice Vidal, Vote – Egner – Yes, Yeager – Yes, Vidal – Yes, Stokes – Yes, Vidal – Yes, Mercer – Yes, Little – Yes. **Vote** – Passed, 6-0, with 6 “Yes,” and 2 Absent.

4. Old Business

- a) **Case #2079** – Vice Chair, brought up consideration of Agenda Item – Conditional use (CU) request for a cemetery land use @ 4600 Church Road. Case #2079 – Case is tabled until the August Planning Commission Meeting.

- b) **Case #2060** – A request for a site plan and design review (SPDR) for a Little Scholars day care land use @ 2036 Goodman Road West, by Cheonshae Moore, land owner; ETI Corporation, engineer; and Metro Construction, builder, on 1.10 acres +/- . The subject parcel is currently zoned as C-4, Planned Commercial District. (Tabled during the 5/23/2022 planning commission meeting for updated drawings.)

Plng Dir. – Read through slide presentation and said there were revised drawings in place for commissions, that had concern about the pitch on the roof, percent of glass and landscaping.

Vice Chair – Asked if anyone had question for Planning Director, no questions.

Applicant – Matt Wolfe with ETI Corporation & Adam Brown with Vesta Modular

Yeager – asked what the building material would be used on the project. Adam Brown with Vesta Modular, hardy board with metal roof.

Stokes – asked if the pitch meets the 5:12 city standards.

Plng Dir. – explained the pitch on the proposed roof meets city standards when considering the parapet design aspect of the design.

Yeager – asked why there was not more pitch on the roof.

Adam Brown – explains that it is pre-manufactured with the 1 inch fall.

Mercer – was still concerned about the water runoff and wants to know if the water will run off properly.

Adam Brown – explains that the water will definitely run off properly.

Plng Dir. – Per the city code from the zoning ordinance, “All one story building with less than 10,000 sq. ft. must have a 5:12 to 12:12, but if not possible, then a combination of a parapet is allowed,” and in the design standards and then explains that it does meet the requirements.

Little – Asked if of the 5 shade trees could be moved to the front of the property.

Motion – Bill Egner, for approval with the suggested condition from the power point/staff report attached to it.

2nd – Andrew Yeager

Vice Chair – Roll Call

Vote – Egner – Yes, Yeager – Yes, Vidal – Yes, Stokes – Yes, Little – Yes, Mercer – Yes.

Motion – Passed, 6-0, with 2 absent.

- c) **Case #2086** – A request for a site plan a design review (SPDR) for a proposed light industrial outbuilding at 1887 Sartain Drive, by David Upchurch, land owner/ developer; AERC, PLLC, engineer; consisting of 2.553 acres +/- . The subject parcel is currently zoned as M-1, Light Industrial District. (This case was filed for back in 2021, thus that is why it is under the “Old Business” portion of the monthly agenda.)

Plng Dir. – Read through slide presentation and explained that it was in old business because of a previous commission meeting in 2021. A new building is proposed on the lot that has existing building for added space for the owner’s water trucks. There will be added parking spaces and

ADA parking standards would be meet. Also, the applicant is asking for a design exception on part the of the surfacing of the parking lot.

Vice Chair – asked if commissioners had questions for PIng Dir.?

Little – Is this property in the flood zone?

PIng Dir. – Yes, but they have done their due diligence on flood plain requirements.

Vidal – Is the applicant aware of the requirements?

PIng Dir. – Yes they are aware.

Vidal – Asked if they could explain the requirement of suggested conditions, 1 – 7.

Chance Walker – explains the use of the new building will be for water truck so they don't freeze in the winter elements. He adds that the building will match the existing building with the ½"-pitch on the building and mentioned that they would be paving the front and would like to leave the back half of the lot in the limestone which is existing but will be adding more limestone in front of the new building because of the weight of the water trucks.

Little – asked if the trucks would have to drive on the concrete to get to the limestone area.

David Upchurch – explained that he would like to use the limestone because of the existing limestone which is already there.

Vice Chair – Anymore questions from the commissioners to the applicant and asks for the motion.

Egner – Asked about the concrete also.

David Upchurch – Explained that the front can't be seen from public road and would like to use the limestone.

Motion – Yeager, for approval with the suggested 7 conditions attached from the power point presentation.

2nd – Vidal

Vice Chair – Roll Call

Vote – Egner – Yes, Yeager – Yes, Vidal – Yes, Little – Yes, Mercer – Yes, Stokes – Yes

Motion – Passed, 6-0, with 2 absent.

5. a) **Case #2083** – A request for a conditional use (CU) for a semi-truck parking land use to be located at 667 Pasadena drive in Horn Lake by Mr. Faheem Dyer, land owner; AJ Colasurdo, representative of the land owner with Bohler Engineering; on land zoned M-1, Light Industrial District, consisting of 16.85 +/-.

PIng Dir. - Read through slide presentation and said he was concerned about the volume of traffic the use would create and some of the turning points from Pasadena Road onto Goodman Road. He added the use is needed as a land use within the community as city code enforcement constantly "chases" illegal truck parking. There is a limited amount of legal semi-truck parking spaces within the community.

Vice Chair – Asked if anyone had question for Planning Director?

Stokes – Did they say anything about the train track delays?

PIng Dir. – I would have to go back and look at the traffic study to see if it mentions anything about that.

Vidal – Asked about the base flood elevation (BFE)?

PIng Dir. – They would have to have and an emergency action plan (EAP) in place to have all trucks moved out prior to an anticipated flood event. The Mississippi Emergency Management Agency

(MEMA) stressed that the EAP would have to be in place, and MEMA would have to approve that plan.

Stokes – If we motion this tonight, and approve it with the recommendations would it come back to the planning commission.

Plng Dir. – It would only come back if the Board of Alderman (BOA) sent it back, so though that is possible, it is not a common occurrence.

Vice Chair – Asked if anyone had question(s) for Planning Director.

AJ Colasurdo – Was not able to connect to the Zoom call.

Yeager – Will this lot be secured or gated? Can the trucks use U.S. Hwy 51 North coming in to avoid so much traffic?

Plng Dir. – There is some fencing, but I am not sure if that would be sufficient. Other similar land use type businesses such as this in another nearby community has talked about requiring/using a job trailer for security. About the trucks coming in on Hwy 51 only, he was not sure if they could make that a specific condition or not.

Little – Is concerned about the volume of traffic on Goodman Road because it is a mess right now without adding all the trucks in the equation.

Plng Dir. – Maybe we could propose that they lower the number of trucks to be parked upon the site from the proposed maximum of 450, so then maybe it wouldn't be so bad.

Yeager – I want to talk to them, I have so many questions. I work in transportation and this is a great idea.

Vidal – could you add a turn lane? DE on this topic.

Vice Chair – Table the case until next month and encourage applicant to be here in person.

Motion – Angie Little, made a motion to table the case until next month on the hope the applicant or their representative would be there in person.

2nd – Bill Egner.

Vote – Vidal – Yes, Stokes – Yes, Little – Yes, Mercer – Yes, Yeager – Yes, Egner – Yes.

Motion – Passed 6-0, with 2 absent.

- b) **Case #2085** – A request for a final plat of a minor subdivision names “The Fountains at Fairfield Meadows PUD, Section K,” at this time to be located at 4033 Fountain Lane in Horn Lake by HL Ventures, LLC, developer and land owner; and Ben Womble, Womble Engineering Company, on land that is zoned as Planned Unit Development (PUD), consisting of approximately 1.23 acres +/- for a dental office land use.

Plng Dir. – He read through the power point/staff report slides.

Vice Chair - asked if commissioners had questions for Plng Dir.?

Little – wanted clarification on where the sidewalks would be.

Bill Brown – There should be adequate walk way on Horn Lake Road.

Yeager – What will the development be?

Bill Brown – It will be a dental office similar to Aspen Dental.

Vice Chair – Anymore questions? Do I have a motion?

Motion – Janice Vidal, to recommend approval of the request to the board of aldermen with staff suggested condition.

2nd – Angie Little.

Vote – Egner – Yes, Yeager – Yes, Vidal – Yes, Stokes – Yes, Little – Yes, Mercer – Yes.

Motion – Passed, 6-0, with 2 absent.

- c) **Case #2084** – A request for a site plan, design and landscaping review (SPDR) for a property to be located at 4033 Fountain Lane by Tarr Group, LLC, engineer or designer; WMG Development, LLC, developer or builder; for land zoned as Planned Unit Development, PUD, for a dental office land use.

Plng Dir. – He read through the slide power point/staff report presentation and said possible conditions #4 (for a sidewalk) & #5 (to meet Streetscape Type B on the north side) have both been met by the applicant since the planning commission packets were delivered on June 17th by the applicant supplying new drawings.

Vice Chair – Asked if anyone had questions for Planning Director and asked what items to leave off.

Little – Asked then, if they needed to clarify the dumpster materials, mechanical placement & screening materials and pitch on roof.

Dylan Tarr - To answer any questions it is a 5:12 roof pitch, and HVAC will be ground mounted with screening materials.

Little – What type of materials will be used on dumpster?

Dylan Tarr - dumpster material will be of like materials as building.

Vice Chair – Anymore questions? Do I have a motion?

Motion – Janice Vidal, to approve with 4 remaining conditions.

2nd – Bill Mercer.

Vote – Mercer – Yes, Vidal – Yes, Stokes – Yes, Yeager – Yes, Egner – Yes, Little – Yes.

Motion – Passed, 6-0, with 2 absent.

- d) **Case #2087** – A request for a final plat of the subdivision named the “Alden Station Commercial,” at approximately the 4800-4900 addressing block of US Highway 51 North in Horn Lake by Baha Hajjeh, developer and owner; and IPD, engineering company, for land zoned as C-4, Planned Commercial District, consisting of approximately 22.52 acres +/-.

Plng Dir. – He read through the power point/staff report slides and will need to meet the 5 subdivision regulation requirements mentioned in the slide presentation regarding adjusting utility easements, setbacks, drainage, sidewalks and erosion and sediment control.

Vice Chair – Asked if anyone had questions for Planning Director.

Chance Walker – Set backs have been revised and will add sidewalks. Will have (EV) Electric Vehicle & (RV) Recreational Vehicle hook ups which will be 6 spaces.

Yeager – how many homes will be on the residential side.

Chance Walker – He said the plat is for commercial development and no residential units allowed. He added Lot 2 (the smaller lot) would have a gas station upon it and the larger lot would later be re-divided into smaller commercial parcels/lots.

Little – will they have public roads?

Chance Walker – yes at some point.

Vidal – Will there be sidewalks.

Plng Dir – You will see more about sidewalks on Lot 2 next month for the site plan and design review of that, though the requirement for sidewalks comes from the city’s subdivision regulations.

Little – Is this in the Flood Plain?

Vice Chair – No Flood Plain.

Motion – Angie Little made a motion to recommend approval of the request to the board of aldermen with the 5 suggested staff conditions attached to it.

2nd – Vidal.

Vote – Vidal – Yes, Little – Yes, Bill Mercer – Yes, Stokes – Yes, Yeager – Yes, Bill Egner.

Motion – Passed, 6-0, with 2 absent.

6. **Vice Chair** – Any other business Mr. Bahr

a) **Plng Dir.** – Update on the Comprehensive Plan update project. He said the proposal by the Orion Planning firm was approved by the board of aldermen (BOA) on June 21st and Orion has given the city an approximate date of September or October to begin the new planning process. He added we have about 13-14 person on the advisory group whom have said they desire to be on said group, but would like to have another name or two to possibly be added.

7. **Vice Chair** – Motion to adjourn.

Motion – Janice Vidal.

2nd – Angie Little.

Roll Call – Vidal – Yes, Little – Yes, Mercer – Yes, Stokes – Yes, Yeager – Yes, Egner – Yes.

Motion – Passed, 6-0, with 2 absent at 8:06 p.m.