

**Planning Commission  
Order of Business October 11, 2021  
Minutes**

**ORDER OF BUSINESS**

- 1) **Called to Order:** 7:00 pm
- 2) **Roll Call:** Present: Gene Hannah, Melissa McWright, Bob Sanders, John Louallen. Absent: Bill Herbert, Randy Howington and Bo Sanders. Also present: Bob Hoge, City Planner and Cindy Beirnes, Clerk.
- 3) **Minutes of the Previous Meetings Approval and/or Correction:** July 12, 2021  
Motion to approve previous minutes and waive reading by John Louallen; seconded by Bob Sanders. Vote: All present in favor; motion carried.
- 4) **Announcements from the Planning Commission Chairman:** Mayor Louallen stated that the Town is looking expand its Waste Water Treatment Plant. The Mayor and Brad Bivens, City Engineer, are talking to Harpeth Valley Utility District and should have an estimate of what they would charge for the Town to tie into theirs and for them to serving our waste water in the next 3-4 weeks. If this doesn't work out, the Town will look into expanding our existing plant or building a new one. The Town is set to receive around \$750,000.00 through the American Rescue Plan and can be used specifically for Waste Water Treatment Plants.
- 5) **Reports from other Planning Commission members and/or other Town Officers:** None
- 6) **Hearing of person(s) having business with the Commission:** None
- 7) **OLD BUSINESS:**
  - 7.1 The Farm at Cedar Valley-Walkup Rd. sub-division  
Motion to discuss by John Louallen; seconded by Melissa McWright. The developer had received the comments from the City Engineer and had no questions about them. Bob Hoge, City Planner, stated that the plans showed 2 culverts and there were actually 3 culverts. The plans show the sewer line past the end of the pavement and needs to show the water line also. Mr. Hoge asked how deep the detention ponds were. The developer stated that one was 4 ft. and one was 5 feet. Both are 10-15ft. flat bottom with 3 in 1 slopes. They could be easily maintained by the homeowner. Mr. Hoge asked that on the final plat that the builder add that the builder or the homeowner can do no changes to the detention ponds without a City Engineer plan approved by the Planning Commission. Also, add utility easements on rear and sides of all properties. Change the name of the owner of the property to the west from James Michael Paszek to Michael James Paszek. Mayor Louallen asked if there was a square footage and price range established yet and there is not.  
Mr. Herbert 's questions attached.  
Per Brad Bivens, City Engineer, the building envelopes for lots 13, 14 and 17 will not need to be reduced.  
According to the builder, they have positive drainage for the whole property and all should stay on property.

There are 173 current users and 160 ready to serve users for our sewer system. TDEC allows 36,000 gallons per day and we are at 22,500 gallons per day. The Town is moving forward and reaching out to Harpeth Valley Utility District in regards to possibly tying on to their system in the future. As far as the role of the Planning Commission in regards to this there is nothing as of now. Motion to approve preliminary plat as presented with changes from City Engineer and City Planner by John Louallen; seconded by Bob Sanders. Vote: All present in favor; motion carried.

8) **NEW BUSINESS:** None

9) **Adjournment:** 7:16 pm  
Motion to adjourn by Bob Sanders; seconded by John Louallen. Vote: All present in favor; motion carried.

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Gene Hannah, Chairman

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Melissa McWright, Secretary

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Date