

Oakland Municipal Planning Commission – Regular Meeting  
Meeting Minutes  
February 6, 2024

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**Commission Members Present**

Hayes Laughlin  
Steve Laskoski  
Mayor H. Michael Brown  
Christina Hall  
Jack Poole  
Alderman Debbie Hummel  
Dickey Sullivan

**Staff Present**

Ed Courton, Planning and Community Development Director

**Call to order at 6:15 p.m. by Chairman Laughlin**

**Determination of a Quorum**

Chairman Laughlin stated there was a quorum present.

**Planning Commission Agenda**

A motion was made by Steve Laskoski to approve the Agenda, seconded by Jack Poole. The motion was unanimously approved (6-0).

**Planning Commission Minutes – January 2, 2024**

A motion was made by Christina Hall to approve the minutes, as amended, seconded by Dickey Sullivan. The motion was unanimously approved (6-0).

**Old Business**

None

**New Business**

Chairman Laughlin moved on to the first Agenda item: Wilsons Crossing Partners, LLC requested Construction Plat approval for the Twin Oaks Planned Development, Phase 2 subdivision consisting of forty-three (43) lots. The property is zoned R-1, PDR (Low Density Residential/Planned Development Residential). The site is 13.72 acres and access is provided via Park Ridge Drive, Live Oak Drive, Burr Drive, and Wild Oak Drive. (Fayette County Tax Map 086, Parcel 036.03). William Sawtelle of Parker, Estes & Associates representing the developer gave a project summary. Alderman Hummel asked where the cluster mailbox units (“CBU”) will be located. Mr. Sawtelle said in Phase 1 along Live Oak Drive where the existing CBU is located. Each pedestal contains 16 mailboxes. The common open space along Mewborn Farm Road contains overflowing parking for

the development. Chairman Laughlin asked Mr. Sawtelle if he had addressed all the outstanding issues from Ken King's punch list. Mr. Sawtelle will address them later and before he seeks approval from the Town's consulting engineer, Ken King. Mr. Courton says the major outstanding issue in this phase is to ensure proper fire hydrant spacing and no hydrant is further than 500-feet from each other. Steve Laskoski asked if this phase is part of the sewer availability list. Mr. Courton said yes, and he did not address it in his report since it is a construction plat and not a final plat. Mr. Courton further updated the Commission on the treatment plant expansion timeline. Starting this March, construction will begin and after 18 months, the plant capacity should increase from one-million gallon per day to two-million gallons. And six months later, the plant expansion should be completed, capable of treating three-million gallons per day.

Mayor Brown made a motion to approve the Twin Oaks PD, Phase 2 Construction Plat, per staff's recommendation, seconded by Alderman Hummel. The motion passed by majority vote (5-1). Steve Laskoski opposed the motion.

One (1) stipulation attached to the motion:

1. Prior to the Town's signature on the Construction Plat, the developer shall complete all outstanding issues to the satisfaction of the Town.

Chairman Laughlin moved on to the second Agenda item: Hidden Springs Developments S-Corp, LLC requested Final Plat approval for the Waters at Hidden Springs, Section D-2 subdivision consisting of forty-one (41) lots. The property is zoned R2/PDM. The subject property is 10.66 acres. Access is provided via Hillside and Ridgefield Drives. (Fayette County Tax Map 100, Parcel 033.00). Mr. Courton asked Josh Burnette, Renaissance Development, where the CBU would be located. Mr. Burnette said the CBU will be installed on Lot 239. Alderman Hummel asked if the CBU construction included a handicap ramp. Mr. Burnette confirmed. Alderman Hummel asked if the punch list items were completed. Mr. Burnette is close to completing them and will probably bond for the surface layer of the road due to cold weather conditions.

One (1) attached stipulation:

1. Prior to the Town's signature on the plat, the developer shall complete all the outstanding issues listed in Ken King's punch list dated January 30, 2024.

Christina Hall made a motion to approve the Waters at Hidden Springs, Section D-2 Final Plat, per staff's recommendation, seconded by Dickey Sullivan. The motion passed by majority vote (5-1). Steve Laskoski opposed the motion.

Chairman Laughlin moved on to the third Agenda item: Hidden Springs Developments S-Corp, LLC is requesting Construction Plat approval for the Waters at Hidden Springs, Section E-1 consisting of thirty-four (34) lots and for Section E-2 consisting of thirty-six (36) lots. The property is zoned R2/PDM. The subject property for both phases totals 22.76 acres. Access is provided via Donna Lyn, Misty Meadows, Ridgefield, and Whispering Ridge Drives, in addition to direct access onto Highway 194. (Fayette County Tax Map 107, Parcel 031.00 & 029.00). Alderman Hummel asked about how the drainage from this phase would affect the neighboring creek. The adjoining property owners are concerned. Josh Burnette, Renaissance Development, will address her concern in the next agenda item, which is adjacent to this phase. The nearest tributary flows southerly and drains into Cypress Creek. Alderman Hummel is concerned with both phases and how they may affect existing drainage problems. Steve Laskoski says concrete and dump trucks are not using the approved construction route and are using Chesnut Ridge Drive instead. Mr. Burnette said Phases C-1 and C-2 are due for the final coat. Discussion of the construction route ensued.

Christina Hall made a motion to approve the Waters at Hidden Springs PD, Sections E-1 & E-2 Construction Plat, per staff's recommendation, seconded by Mayor Brown. The motion passed by majority vote (5-1). Steve Laskoski opposed the motion.

One (1) attached stipulation:

1. Prior to the Town's signature on the Construction Plat, the developer shall complete all outstanding issues to the satisfaction of the Town.

Chairman Laughlin moved on to the fourth Agenda item: Hidden Springs Developments S-Corp, LLC requested Construction Plat approval for the Gardens of Hidden Springs, Section E-1 consisting of nineteen (19) lots. The property is zoned R2/PDM. The subject property is 3.93 acres. Access is provided via Briar Hollow Drive. (Fayette County Tax Map 100, Parcel 032.00). Josh Burnette, Renaissance Development, said the HOA wording would be removed and addressed drainage for this phase. The tributary to the east flows into Cypress Creek. The finished floor elevations will be several feet above the floodplain and the adjacent open space will buffer and provide stabilization of the creek. The CBU will be constructed at the end of the road.

Christina Hall made a motion to approve the Gardens at Hidden Springs PD, Section E-1 Construction Plat, per staff's recommendation, seconded by Dickey Sullivan. The motion passed by majority vote (5-1). Steve Laskoski opposed the motion.

One (1) attached stipulation:

1. Prior to the Town's signature on the Construction Plat, the developer shall complete all outstanding issues to the satisfaction of the Town.

Jack Poole asked Mr. Courton who determines the construction route and can the Commission have input. Mr. Courton responded that the route is determined after input from the developer, consulting engineer and staff. Once the construction plat is approved by the Commission and the town's engineer, the subdivision agreement (contract) is forwarded the Mayor and Board of Aldermen for review and approval. A construction route is included in the agreement.

**Adjournment**

There being no other business, Chairman Laughlin asked for a motion to adjourn the meeting. Mayor Brown presented a motion, seconded by Steve Laskoski. The vote was unanimously approved (6-0). The meeting was adjourned at 6:47 p.m.

Approved by the Planning Commission on 05 MAR 2024

Chairman

  
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Secretary

  
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