



**Planning and Zoning Meeting Minutes 09.16.21 6:00 PM**  
**Public Hearing Case # SD21-007– Ammersee Lakes Sector 3 Amended Master Plan**

Present: Chairman Bob Doyle, Councilman David King, Steve Gilbert City Clerk, Nathan Stamps, Bill Glosson, George Henry; Absent: Charlie Binion, Linda McCray

Representatives: Shelby County Development Services, Kristine Goddard; City Engineer, Matt Burgess

Verification of Quorum: Yes - Present.

Meeting Called to Order at 6:00 P.M. by Chairman Doyle.

Motion to approve Minutes from last Meeting on 8.19.2021, Motion to approve Minutes made by Council Member David King, Second by George Henry, All Ayes, Motion Passes.

Case # SD21-007– Ammersee Lakes Sector 3 Amended Master Plan. See Appendix 1 Summary.

**Public Comment:**

Tom Bagley, Bagley Properties, spoke on request to amend. History of first Plan and Drive and Road.

Kristine Goddard, Shelby County Services, spoke in regard to the summary review of the proposed amendment report.

Robert and Mary Hirt, 176 Moores Spring. Resident in subdivision. Complaint about more care in and out of the area. Fire Truck cannot turn around in area. No tur lane creates a safety issue. City paid for paving Ammersee Drive, the road into the subdivision. Why is this not addresses? Please review before allowing more homes to be built in the area. Drain issue in neighborhood. Retention pond is an issue. No safety fencing in area. Water, swamp is this environmentally sound practice?

Addressed Mr. Bagley about concerns over other areas not in this plan.

James Russell, Resident 245 Ammersee Lakes Drive, Parking is an issue, water not an issue by his account and is in favor of the Amendment to the Master Plan.

City Clerk Steve Gilbert asked if there is an HOA? Yes. And it is active. They do notify homeowners of covenant violations.

Mr. Hirt spoke again concerned about no play area for children or handicapped parking.

George Henry advised a Bond would be mandatory. Are we certain Fire Truck can access the area?

Martha Eisenberg asked how much water is running off currently from the property? And how much in the future?

Tom Bagley addressed questions. We have complied with currently existing ordinances and regulations. The ponds are adequate to handle the amount of water currently on the property.

Council Member King commented on existing zoning and approval.

Rod MacPherson Overland Road said it's a very poorly designed subdivision. Clean Water Act will stop the development because of pollution of protected areas.

Kristine, Shelby County Services and Matt Burgess, Engineer advised contingency of Wetland Management Corps of Engineers will have to be addressed.

Call for Motion on Case # SD21-007– Ammersee Lakes Sector 3 Amended Master Plan. Motion to approve by Council Member King, Second by Stamps, Vote, All Ayes, Motion Passed.

Call for Motion to Adjourn: Motion to Adjourn by Council Member David King, Second by Bill Glosson, All Ayes, Motion passed. Meeting adjourned at 7:40 p.m.

Submitted by:   
Steve Gilbert, City Clerk