SPRING HILL
MUNICIPAL PLANNING COMMISSION
REGULAR MEETING MINUTES
MONDAY, OCTOBER 12, 2026
5:30 P.M.

A. CALL TO ORDER

Chairman Droke called the meeting to order at 5:30PM.

B. ROLL CALL

Members Present: Mayor Matt Fitterer, Chairman Liz Droke, Commissioner Sam Isbell, Commissioner Greg Groninger, Commissioner Amanda Rondeau, and Commissioner Bob Moreo.

Staff Present: Senior Planner Gilles Morin, Associate Engineer Ben Pieffer, Planning Technician Alexa Salas, and City Attorney Patrick Carter.

C. CHAIRMAN COMMENTS: *"Audience members wishing to speak to an agenda item will have the opportunity to speak at the beginning of the agenda and will have five minutes to address the Planning Commission. No rebuttal remarks are permitted. If you have any comments regarding agenda and non-agenda items, please submit your public comments to PCPublicComment@springhilltn.org."*

D. PUBLIC COMMENT (NON-AGENDA ITEMS)

E. PUBLIC COMMENT (AGENDA ITEMS)

F. ACCEPTANCE OF MEETING MINUTES SEPTEMBER 14, 2026, REGULAR MEETING MINUTES.

Mayor Fitterer made a motion to approve September 14, 2026, Regular Meeting Minutes. Commissioner Groninger seconded the motion. The motion to approve September 14, 2026, Regular Meeting Minutes, passed by a vote of 7-0.

G. APPROVAL OF THE AGENDA

Mayor Fitterer made a motion to approve the agenda as presented. Commissioner Groninger seconded the motion. The motion to approve the agenda as presented, passed by a vote of 7-0.

H. CONSENT AGENDA

1. **SPm 2173-2026:** Submitted by DCi for **Project Blue**. The property is located to the east side of I-65 and to the south of Jim Warren Road, known as 3446 Jim Warren Road. It is zoned (PD) Planned Development with a base zoning of (I-2) General Industrial. The applicant is requesting site plan approval to modify the

elevations of an approximately 188,454 sf industrial manufacturing building that is a portion of the Spring Hill Commerce Center PD. **Planner: Ben Pavlic**

Mayor Fitterer made a motion to approve the Consent Agenda with all staff associated conditions of approval. Commissioner Groninger seconded the motion. The motion to approve the Consent Agenda passed by a vote of 7-0.

I. OLD BUSINESS

J. NEW BUSINESS

1. **STP 2171-2026:** Submitted by Heather Max for **Enterprise Rent-A-Car**. The property is located on the south side of Old Port Royal Road, to the east of Port Royal Road. It is zoned (I-1) Light Industrial and is approximately 6.6 acres. The applicant is requesting site plan approval for improvements that include parking for employees, the public and fleet inventory, with landscape and a detention area. **Planner: Gilles Morin**

Mayor Fitterer made a motion to approve STP 2171-2026 with the ten staff provided Standard Conditions and strike Site Specific Conditions one and two and add the following condition: Applicant shall install a 5 ft sidewalk in accordance with all ADA and other applicable standards. Applicant shall use reasonable efforts to protect mature trees. Sidewalk placement shall be approved by staff post site plan approval. If staff and applicant are unable to agree upon sidewalk placement item shall return to Planning Commission prior to issuance of grading permits.

Standard Conditions:

1. *All infrastructure and site improvements, including roadways, utilities, stormwater facilities, sidewalks, access drives, and associated improvements, shall be designed and constructed in accordance with the City of Spring Hill Unified Development Code (UDC), adopted standards and specifications, approved plans, and all other applicable local, state, and federal requirements.*
2. *One (1) electronic copy of the approved plan(s) shall be submitted to the Planning Office no later than 45 days after the Planning Commission approval meeting date.*
3. *All proposed roadways, intersections, access drives, driveway connections, and associated transportation improvements shall be designed and constructed in accordance with applicable City of Spring Hill, TDOT, AASHTO, ADA, and MUTCD requirements, as applicable.*
4. *Intersection sight distance and stopping sight distance shall be evaluated for all applicable project accesses and intersections. Required horizontal and vertical sight triangles shall be shown on the plans and maintained free of landscaping, structures, signs, utilities, or other obstructions that would interfere with required sight distance.*
5. *A long-term maintenance and management plan for applicable stormwater facilities and stormwater-control measures shall be provided in accordance with the UDC and applicable City requirements prior to construction plan approval and/or the pre-construction meeting, as applicable.*
6. *The applicant shall provide complete engineering plans, calculations, reports, and supporting information necessary to demonstrate compliance with applicable City requirements and satisfactorily address all*

Engineering, Public Works, Utilities, Fire, and other applicable departmental review comments prior to approval of construction plans, issuance of applicable permits, or scheduling of the pre-construction meeting, as applicable.

7. *No grading, construction, or other work shall occur outside the development property without documentation demonstrating the applicant's legal right to perform the work. A signed property-owner authorization, temporary construction easement, permanent easement, or other documentation acceptable to the City shall be provided prior to issuance of the applicable permit and before work occurs on the affected property.*
8. *Record drawings are required prior to the signature of the final plat or issuance of a Certificate of Occupancy, as applicable. The submittal shall include the complete record drawing/design set and topographic survey in electronic format as well as pdf format, accurately depicting all constructed improvements, utilities, infrastructure, grading, drainage features, easements, property boundaries, and bridges. Electronic files shall be georeferenced to NAD83 horizontal datum and NAVD88 vertical datum, provided in a format compatible with and capable of integration into the City's GIS, and shall comply with all applicable City standards and requirements.*
9. *The Developer shall provide all required performance and maintenance bonds in a form and amount acceptable to the City of Spring Hill and in accordance with the City's Unified Development Code and applicable City standards before the final plat can be signed by the Secretary of the City of Spring Hill Planning Commission. The posted bonds shall cover all required improvements and shall remain in effect until the improvements are completed, inspected, accepted, and released by the City. No financial security shall be reduced, released, or allowed to expire without prior written approval from the City.*
10. *Additional modifications or corrective measures identified during engineering review or construction that are necessary to address public health, safety, welfare, or compliance with applicable requirements shall be incorporated into the plans or construction as directed by the appropriate City authority. Changes affecting elements approved by the Planning Commission shall be reviewed to determine whether additional Planning Commission approval is required.*

Site Specific Conditions:

1. *Applicant shall install a 5 ft sidewalk in accordance with all ADA and other applicable standards. Applicant shall use reasonable efforts to protect mature trees. Sidewalk placement shall be approved by staff post site plan approval. If staff and applicant are unable to agree upon sidewalk placement item shall return to Planning Commission prior to issuance of grading permits.*
2. *Update Sheet V-1.0 to show the correct R.O.W. of Old Port Royal Road North with post Planning Commission submittal.*

Commissioner Groninger seconded the motion. The motion to approve STP 2171-2026 passed by a vote of 7-0.

K. OTHER BUSINESS

L. COMMISSION COMMENT

M. STAFF COMMENT

N. ADJOURN

Chairman Droke adjourned the meeting at 5:53 PM.

X_____
Liz Droke, Chairman

X_____
P.C. Secretary