



Planning Commission Meeting Agenda

Tuesday, October 14, 2025 at 6:00 PM

The Tom Hardin Room – 100 Public Square, Mount Pleasant, TN

1. **Call to Order**
2. **Pledge of Allegiance / Invocation**
3. **Roll Call**
 - A. John Hunter - *Chair*
Jennifer Graham - *Vice Chair*
Pam Johnston - *Secretary / City Commissioner*
Kris Irvin - *Member*
Cedric Hollis - *Member*
4. **Approval / Correction of Minutes from Prior Meetings**
 - A. Regular Session - 9-9-2025 & 10-12-2025
5. **Completion / Review of Unfinished Business from prior meeting**
6. **Special reports from other City Departments or Committees if applicable**
7. **New Business**

(Comments from citizens may or may not be included, dependent on the issues.)

 - A. Applicant, Meritage Homes has submitted an application for the installation of a traffic signal at the intersection of Zion Road and Polk Lane along Highway 243. The request is intended to address anticipated traffic flow and safety concerns associated with ongoing and future residential development in the area.
 - B. Applicant, Regent Homes, LLC has provided a Letter of Credit in the amount of \$73,715.68 for sanitary sewer improvements in Sugar Creek Subdivision, Section 3. The applicant has requested to reduce the Letter of Credit down to 25 percent totaling \$18,428.92.
 - C. Applicant, Regent Homes, LLC has provided a Letter of Credit in the amount of \$72,696.51 for water system improvements in Sugar Creek Subdivision, Section 3. The applicant has requested to reduce the Letter of Credit down to 25 percent totaling \$18,174.13.
 - D. Applicant, Regent Homes, LLC has provided a Letter of Credit in the amount of \$79,365.25 for storm water improvements in Sugar Creek Subdivision, Section 3. The applicant has requested to reduce the Letter of Credit down to 25 percent totaling \$19,841.31.
 - E. Resolution 2025-PC-12 to set a public hearing is hereby scheduled for 6:00 PM on November 12, 2025 at the Tom Hardin Room at City Hall, 100 Public Square, Mount Pleasant, Tennessee on the proposed annexation of territory by owner consent.
8. **General comments from citizens (May be limited in time and/or number of comments.)**
9. **Board / Staff Comments / Adjournment**