

Town of Thompson's Station
Municipal Planning Commission
Minutes of the Regular Meeting
Held On April 18, 2005

Commission Members Present

Brown Daniel, Chairman
Cherry Jackson
Sarah Benson
Quen Brown

Staff Members Present

Micah Wood, City Planner
Larry Craig, City Attorney
Doug Goetsch, City Recorder

The regular meeting of the Municipal Planning Commission was called to order on April 18, 2005, at 7:00 p.m., at the Thompson's Station Community Center.

It was noted that the March 2005 meeting was not held because there were no agenda items or submittals to review. The minutes of the February 23, 2005 meeting were previously submitted and were approved upon a motion by Commissioner Jackson, seconded by Commissioner Brown, and were unanimously accepted.

City Administrator Langeliers noted that the Planning Committee appointed by the Mayor are meeting on April 21st at Town Hall and the Public Works Committee are planning to meet soon as well. It was noted that Commissioner Jackie Attkisson was absent as he was called to active duty in the National Guard for an undetermined time.

Consider Master Development Plan for Hood/Ferrari Site:

City Administrator Langeliers read the staff report on this plan. The report described this plan as a mixed residential (single and multi-family) development consisting of a total of 1,089 residential dwelling units. This includes 544 single-family lots and 545 town home units. The development is within the intensity allowed by the Urban zoning description. The impact of increased traffic will have to be identified and fees assessed that will be earmarked for roadway improvements and the report outlined the possibility of prepayment of fees for this purpose. Water availability must be demonstrated by correspondence from the H.B. & T.S. Utility District prior to submittal of a preliminary plat for phase one of the development. Sewer availability and a service timeline must also be addressed in conjunction with preliminary plat submittal. Staff recommends approval of this master development plan subject to payment of the requisite fees.

Bill Charles represented the applicant and he stated that this was the same plan as seen by the Planning Commission in December. He stated that he was in agreement with the staff report presented. Chairman Brown noted that details of traffic plans, water availability, and sewer access would be determined in future preliminary plat submittals. City Attorney Craig stated that a signed developer's agreement would be required as part of approval of a preliminary plat. After discussion, motion to approve this master development plan was made by Commissioner Jackson, seconded by Commissioner Benson, and the plan was unanimously approved.

Consideration of Storm Water Regulations:

City Administrator Langeliers provided the commissioners a copy of the proposed storm water regulations currently being considered by Williamson County. He stated that while a good idea for the future, the Town had no way to enforce any such regulations at this time. Chairman Brown asked how actively the county enforces their current storm water regulations and City Administrator Langeliers stated that they actively enforced the regulations with employees dedicated to this task.

Results of the Household Survey:

City Planner Wood apologized for the delay in presenting the results, but related that a majority of respondents were concerned about growth and it's affect on the rural nature of the town. City Administrator Langeliers stated that copies of the results would be available at Town Hall.

There being no further business, the meeting was duly adjourned at 7:20 p.m.

Signed: _____
Brown Daniel, Chairperson

Attest: _____
Quen Brown, Secretary