

**Town of Thompson's Station
Municipal Planning Commission
Minutes of the Regular Meeting
Held On June 20, 2005**

Commission Members Present

Brown Daniel, Chairman
Quen Brown
Sarah Benson
Cherry Jackson

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 June 20 2005, at 7:00 p.m., at the Thompson's Station Community Center. Commissioner Jackie Attkisson was absent.

The minutes of the May 16, 2005 meeting were previously submitted and were approved upon a motion by Commissioner Jackson, seconded by Commissioner Benson, and were unanimously accepted.

Staff Announcements:

City Administrator Langeliers announced that a groundbreaking ceremony will be held for the Regional Wastewater Treatment Plant at 5:00 p.m. on June 22nd.

Bonds:

The Commission next considered setting a bond amount for providing wastewater treatment to the Thompson's Station Baptist Church. City Administrator Langeliers stated that a bond amount of \$30,000 would be adequate for this site and that plans for serving this area were being developed. He suggested waiting until the plans were completed before requiring the applicant to provide the bond, but that the commissioners could set the bond amount now. After discussion, Commissioner Brown made a motion to set the bond amount at \$30,000 to be provided when staff had plans completed. Commissioner Benson seconded the motion and it was unanimously adopted.

Evergreen Estates – Final Plat:

This property is 26.244 acres being developed as a large-lot easement agricultural subdivision with four lots, located in the Rural zoning classification. The property is located on the north side of Evergreen Road approximately 1.5 miles from Cayce Springs Road. City Administrator Langeliers stated that this plat met all zoning and subdivision requirements and recommended approval, subject to approval by the Williamson County Department of Sewage Disposal Management and procurement of all requisite signatures on the final plat. After discussion, motion to approve this final plat was made by Commissioner Jackson, seconded by Commissioner Brown, and the final plat was approved unanimously.

Petersak Minor Subdivision – Final Plat Revision:

The applicant requests a revision to the final plat to identify additional septic areas to provide for the construction of a second residence on this lot. City Administrator Langeliers stated that the Town's regulations allow for a maximum of two principal dwelling units on any one parcel, provided that the existing lot or parcel could be subdivided. This lot meets requirements for

development because Dudley Drive provides access to the rear of this lot and because the lot has frontage on Thompson's Station Road East. The request meets regulation requirements and approval is recommended pending payment of all applicable fees. After discussion, motion to approve this final plat revision was made by Commissioner Jackson, seconded by Commissioner Brown, and was unanimously approved.

CVS Pharmacy – Non-Residential Site Plan:

City Administrator Langeliers read the staff report on this site plan. The applicant proposes a commercial retail use on Lot 1 of the Heritage Commons mixed-use development, located at the intersection of Thompson's Ridge Road and Highway 31. The site is on 1.97 acres in the Suburban zoning district. The report discussed the preference to have the building moved closer to the Highway 31 roadway and reduce the amount of parking area in front of the building. Additionally, pedestrian walkways are desirable around commercial structures like this. The parking area exceeds the minimum number of spaces required by 12 spaces, which could be removed from the front of the building and replaced with landscaping. It was stated in the report that it was within the purview of the Planning Commission to ask for modifications to a site plan. The applicant had no representative at the meeting to answer questions or provide input to the Planning Commission on the suggestions made by staff. Chairman Daniel suggested that design standards for future development be considered to make sure that attractive designs are implemented and avoid unsightly buildings or parking areas. Because the applicant was not present to address any of the issues raised, Commissioner Benson made a motion to defer action on this site plan. Commissioner Brown seconded the motion and it was unanimously adopted.

Revision to the Subdivision Regulations:

City Administrator Langeliers described the revision as now requiring underground cable utilities in subdivisions unless the Planning Commission determines that this requirement would place an undue hardship on the applicant. The commissioners discussed this revision and decided to hold a public hearing on this revision at the July 18, 2005 commission meeting.

Presentation on FEMA Floodplain Management:

City Planner Micah Wood made a presentation to the board on FEMA and the importance of floodplain management for municipalities.

There being no further business, the meeting was duly adjourned at 8:10 p.m.

Signed: _____
Brown Daniel, Chairperson

Attest: _____
Quen Brown, Secretary