

Town of Thompson's Station Municipal Planning Commission Minutes of the Regular Meeting Held On October 17, 2005

Commission Members Present

Brown Daniel, Chairman
Quen Brown
Cherry Jackson

Staff Members Present

Micah Wood, City Planner
Larry Craig, City Attorney
Greg Langeliers, City Administrator
Doug Goetsch, City Recorder

The regular meeting of the Municipal Planning Commission was called to order on October 17, 2005, at 7:00 p.m., at the Thompson's Station Community Center. Commissioners Jackie Attkisson and Sarah Benson were absent.

It was noted that the September meeting was cancelled because no agenda items were submitted for that meeting. The minutes of the August 15, 2005 meeting were previously submitted and were approved upon a motion by Commissioner Jackson, seconded by Commissioner Brown, and were unanimously accepted.

Staff Announcements:

Mr. Langeliers stated that the Community Plan Committee will hold their next meeting on October 27th at 5:30 p.m. and the Public Works Committee will hold their next meeting on November 2nd at 7:00 p.m. with both meetings to be located at Town Hall. He also stated that the Heritage Commons wastewater treatment plant is now operating and that the regional plant is on track for completion for early 2006.

Update on Design Review Guidelines

Mr. Langeliers stated that several examples of municipal design guidelines had been given to the Community Plan Committee to review and will be discussed at their next meeting. He hoped to have something to present to the Municipal Planning Commission at the December meeting.

Bonds

Mr. Langeliers presented the following bonds for renewal or release:

Heritage Commons:

Performance Bond for Sewage Treatment and Disposal System:

Expiration Date: 11/02/05 Amount: \$705,000

Recommendation: Reduce to a Maintenance Bond in the amount of \$211,500 and review in one year.

Performance Bond for Roads, Drainage & Erosion Control:

Expiration Date: 11/02/05 Amount: \$422,000

Recommendation: Reduce to a Maintenance Bond in the amount of \$126,600 and review in one year.

Performance Bond for Sewage Disposal Collection System:

Expiration Date: 11/02/05 Amount: \$85,000

Recommendation: Reduce bond amount to \$42,500 and review in one year.

Heritage Commons (cont.):

Performance Bond for Landscaping:

Expiration Date: 11/02/05 Amount \$10,000

Recommendation: Remain at \$10,000 and review in one year.

Heritage Commons Revised Plan:

Performance Bond for Roads, Drainage & Erosion Control:

Expiration Date: 02/16/06 Amount: \$170,000

Recommendation: Reduce to a Maintenance Bond amount of \$51,000 and review in one year.

Performance Bond for Sewage Disposal Collection System:

Expiration Date: 02/16/06 Amount: \$68,000

Recommendation: Reduce bond amount to \$34,000 and review in one year.

Tractor Supply Site Plan:

Performance Bond for Grading & Erosion Control:

Expiration Date: 11/02/05 Amount: \$32,800

Recommendation: Release the bond.

Performance Bond for Sewage Disposal Collection System:

Expiration Date: 11/02/05 Amount: \$24,000

Recommendation: Reduce to a Maintenance Bond amount of \$7,200 and review in one year.

Performance Bond for Landscaping:

Expiration Date: 11/02/05 Amount: \$17,900

Recommendation: Reduce to Maintenance Bond of \$5,370 and review in nine months.

After discussion, motion to accept staff's recommendations on all the above-mentioned bonds was made by Commissioner Jackson, seconded by Commissioner Brown, and the bonds were approved.

Independence High School Minor Subdivision Plat - Mr. Langeliers read the staff report that stated that this site plan was approved by the Williamson County Planning Commission while that body was still performing site plan reviews for the Town under an inter-local agreement. One condition of approval was that a site plan be prepared and recorded. Questions remain on the status of connections from the adjacent Tollgate Village development to Independence Way, which is now determined to be a private roadway. No representative from the applicant was available to answer questions. After discussion, Commissioner Jackson made a motion to not approve this site plan, but waive fees if the applicant wanted to resubmit at a future date. Commissioner Brown seconded the motion, and it was unanimously adopted.

Tollgate Village Final Plat Re-Approval - Mr. Langeliers stated that these final plats were approved at the July 2005 meeting, but because the required performance bonds were not posted within the allotted time period, the plats must be reapproved. Since much of the grading and drainage work has since been completed, the recommended performance bond amounts have been changed as well. Staff recommends approval of these four final plats contingent on the City Attorney's approval of homeowner's association bylaws and with bond amounts as follows:

Section I - Roads, drainage and erosion control - \$162,960
Water service and fire protection - \$383,800
Sewage collection, treatment and water reuse system - \$6,000,000

Section II - Roads, drainage and erosion control - \$154,050

Section III - Roads, drainage and erosion control - \$106,932

Section IV - Roads, drainage and erosion control - \$150,315

After discussion, motion to approve these final plats subject to staff's recommendations was made by Commissioner Jackson, seconded by Commissioner Brown, and it passed unanimously.

Revision of Subdivision Regulations – Underground Cable Utilities – Mr. Langeliers read the staff report on this item. The Community Plan Committee had made a recommendation to amend the Subdivision Regulations to require fiber optic media be made available to the curb of every major subdivision platted in Thompson's Station. This is intended to apply to every subdivision that has not recorded a final plat at the date of adoption. After discussion, Commissioner Jackson made a motion to hold a public hearing on this revision to the Subdivision Regulations on November 21, 2005 at 7:00 p.m. at the Community Center. Commissioner Brown seconded the motion and it was unanimously adopted.

Revision of Subdivision Regulations – Sewage Collection Systems – Mr. Langeliers read the staff report on this item. The staff is reviewing a set of specifications for the installation of sewage collection systems and would include pump specifications as well. These specifications would be an addendum to the Subdivision Regulations. After discussion, Commissioner Jackson made a motion to hold a public hearing on this revision to the Subdivision Regulations on November 21, 2005 at 7:00 p.m. at the Community Center. Commissioner Brown seconded the motion and it was unanimously adopted.

Revision of Subdivision Regulations – Fire Flow Standards – Mr. Langeliers read the staff report on this item. The existing fire flow standards are in the Zoning Ordinance. Updating the standard will require amending the zoning ordinance to delete it from the zoning ordinance and insert it into the Subdivision Regulations. Staff is compiling information on the recommended change to the standard for review at the next meeting. After discussion, Commissioner Jackson made a motion to hold a public hearing on this revision to the Subdivision Regulations on November 21, 2005 at 7:00 p.m. at the Community Center. Commissioner Brown seconded the motion and it was unanimously adopted. Commissioner Jackson made a motion to recommend to the Board of Mayor and Aldermen to remove the fire flow standards from the zoning ordinance. Commissioner Brown seconded the motion and it passed unanimously.

Amend Zoning Ordinance on Number of BZA Members – Mr. Langeliers read the staff report on this item. The last zoning ordinance passed has an editorial error in it that states the Board of Zoning Appeals has five members instead the three members mentioned in the minutes of the Board of Mayor and Aldermen when it was established. Commissioner Jackson made a

motion to recommend to the Board of Mayor and Aldermen to amend the zoning ordinance to reflect the original will of the board to establish the BZA with three members. Commissioner Brown seconded the motion and it passed unanimously.

Re-Approval of Heritage Professional Building Site Plan – This site plan was originally approved at the February 2005 meeting, but the applicant had not taken any further action on obtaining bonds, etc. on this project. This is to be a 19,500 square foot building on Lot 11 of the Heritage Commons development. Mr. Langeliers stated that staff recommended approval of this site plan subject to payment of all review fees and establishment of a landscaping performance bond of \$20,000. After discussion, Commissioner Jackson made a motion to approve this site plan, Commissioner Brown seconded the motion and it passed unanimously.

Site Plan for Trader’s Way Lube Shop - The applicant has submitted a site plan for the Trader’s Way Lube Shop to be located behind the Tractor Supply building in the Heritage Commons development. Mr. Gerald Bucy represented the applicant and he stated that the applicant wanted to build a brick-veneer building of approximately 1,733 square feet. Mr. Langeliers said that staff recommended approval of this site plan subject to the establishment of a \$5,000 landscaping performance bond and approval of the site’s grading plan and drainage calculations by the Town Engineer. After discussion, motion to approve this site plan was made by Commissioner Jackson, seconded by Commissioner Brown, and it passed unanimously.

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

Signed: _____
Brown Daniel, Chairperson

Attest: _____
Quen Brown, Secretary