

**Town of Thompson's Station
Municipal Planning Commission
Minutes of the Regular Meeting
Held On January 17, 2006**

Commission Members Present

Brown Daniel, Chairman
Sarah Benson
Tom Evans

Staff Members Present

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

The regular meeting of the Municipal Planning Commission was called to order on January 17, 2006 at 7:00 p.m., at the Thompson's Station Community Center. Commissioners Jackie Attkisson and Cherry Jackson were absent. Commissioner Evans replaces Quen Brown on the Planning Commission and was welcomed by all.

The December meeting was cancelled so the minutes of the November 21, 2005 meeting were previously submitted and were approved upon a motion by Commissioner Benson, seconded by Commissioner Evans, and were unanimously accepted.

Staff Announcements:

Mr. Langeliers stated that Randall Arendt would be presenting a seminar on land use planning at the Williamson County Library in Franklin on January 26th and would have a follow-up seminar at the Thompson's Station Community Center at noon on January 27th.

Mr. Craig stated that a demonstration on sprinkler systems would be held at the Pegram City Hall on January 24th at 6:00 p.m.

Public Hearing on Revision to Subdivision Regulations on Gravity Flow Sewer Lines

Mr. Langeliers read the staff report on this item. Staff recommended that Section 5.6-1-c of the Subdivision Regulations be deleted and replaced with the following:

“All sewer collection lines shall be designed for the gravity flow of effluent unless granted a variance by the Town of Thompson's Station Municipal Planning Commission.”

Chairman Brown opened the public hearing on this proposed revision, but no one came forward to speak for or against this issue. Chairman Brown closed the public hearing and after discussion Commissioner Benson made a motion to adopt this change to the Subdivision Regulations. Commissioner Evans seconded the motion and is unanimously approved.

Non-Residential Site Plan for Heritage Commons Office Development

Mr. Langeliers read the staff report on this item. The applicant is requesting site plan approval for two structures that will be utilized for office condominiums. One structure will be 18,000 square feet and the second will be 36,000 square feet. The proposal is for Lot 13 of the Heritage Commons development. Staff recommended approval pending the posting of a \$75,000 performance bond for landscaping and sidewalk improvements and the payment of all applicable fees prior to issuance of a building permit.

Mr. Jason Morelock of Perry Engineering and Mr. Lanny Hester represented the applicant. Chairman Brown asked what the building height limits were in the ordinance. Mr. Langeliers stated that 45 feet is the maximum height permitted. Commissioner Benson asked about the lighting plan for the site and Mr. Morelock stated that the lighting met the ordinance standards and would not be intrusive to the adjacent sites. Mr. Hester showed the commissioners a rendering of the building. After discussion, Commissioner Benson made a motion to approve the site plan subject to staff's recommendations. Commissioner Evans seconded the motion and it was approved unanimously.

Non-Residential Site Plan for Advance Auto Parts

Mr. Langeliers read the staff report on this item. The applicant is requesting approval of a site plan for a commercial retail structure on Lot 4 of the Heritage Commons development. The structure would be a 6,784 square foot building for the retail sale of automotive parts. During the review process the structure's location was revised so that southeast portion of the structure does not comply with setback requirements. There are several methods to resolve this issue and staff will work with applicant on this if the commissioners want to make that part of the approval. Signage detail is not included in this submittal and is not included in staff's recommendations. A separate signage plan meeting ordinance requirements must be approved and a permit obtained prior to the installation of any signage. Staff recommended approval of this site plan subject to:

1. The posting of a \$50,000 performance bond for landscaping and sidewalk improvements.
2. The payment of all applicable fees prior to the issuance of a building permit.
3. The separate permitting of any proposed signage.
4. Resolution of the setback encroachment.

After discussion, Commissioner Benson made a motion to approve the site plan subject to staff's recommendations and to give staff the authority to resolve the setback encroachment issue. Commissioner Evans seconded the motion and it was approved unanimously.

Plan of Services for Proposed Annexed Area

Mr. Langeliers read the staff report for this item. The Board of Mayor and Alderman received a request for annexation from property owners outside the Urban Growth Boundary for the town. An annexation of this type must take place via referendum. The Board of Mayor and Aldermen are holding a special called meeting on January 30th to discuss this issue. In anticipation of this annexation, a plan of services has been developed for review by the Planning Commission. Mr. Craig covered the plan of services in detail for the commissioners and described a few corrections needed. After review and discussion, Commissioner Evans made a motion to recommend the Plan of Services, as amended, to the Board of Mayor and Aldermen for approval. Commissioner Benson seconded the motion and it was approved unanimously.

Revised Preliminary Plat – Tollgate Village

Mr. Langeliers stated that this item revises the Tollgate Village preliminary plat to create Sections 6 and 7. Final plats for these two sections will follow if this preliminary plat revision is approved. After discussion, Commissioner Benson made a motion to approve this preliminary plat revision, Commissioner Evans seconded the motion and it was unanimously approved.

Final Plat – Tollgate Village Sections 6 & 7

Mr. Langeliers stated that the applicant is requesting approval of the final plats for sections 6 & 7 created by the preliminary plat revision earlier this evening. After discussion, Commissioner Benson made a motion to approve this preliminary plat revision, Commissioner Evans seconded the motion and it was unanimously approved.

Amendment of Bylaws

Mr. Langeliers recommended amending the Planning Commission Bylaws to allow the Town Administrator or Town Recorder to sign minutes or plats in lieu of the Secretary if the Secretary is not available. Commissioner Benson made a motion to amend the bylaws to allow this change, Commissioner Evans seconded the motion and it was unanimously adopted.

Election of Officers

Commissioner Benson nominated Brown Daniel as Chairman, Jackie Attkisson as Vice Chairman, and Tom Evans as Secretary. Nominations were closed and the slate nominated was elected unanimously.

Move Meeting Date for the February Meeting

Mr. Craig stated due to President's Day falling on the normal meeting date of February 20, 2006, the commissioners might want to change the meeting date. Commissioner Benson made a motion to move the February meeting to Tuesday, February 21, 2006 at 7:00 p.m. at the Community Center. Commissioner Evans seconded the motion and adopted it unanimously.

There being no further business, the meeting was duly adjourned at 8:55 p.m.

Signed: _____
Brown Daniel, Chairperson

Attest: _____
Tom Evans, Secretary