

Town of Thompson's Station
Municipal Planning Commission
Minutes of the Regular Meeting
Held On September 18, 2006

Commission Members Present

Brown Daniel, Chairman
Sarah Benson
Nina Cooper
Tom Evans
Cherry Jackson

Staff Members Present

Greg Langeliers, Town Administrator
Larry Craig, Town Attorney
Doug Goetsch, Town Recorder
Shane McNeill, Town Engineer
Lisa Stewart, Town Clerk
Rob Garrison, Town Planner

The regular meeting of the Municipal Planning Commission was called to order on September 18, 2006 at 7:00 p.m., at the Thompson's Station Community Center.

Minutes

The minutes of the August 21st, 2006, meeting were previously submitted; and were approved upon a motion by Commissioner Jackson, seconded by Commissioner Benson, and passed unanimously.

Staff Announcements

Chairman Brown introduced the new planner from the State, Rob Garrison; and Nina Cooper, a new commissioner on the Planning Commission.

Mr. Langeliers pointed out that Mr. Garrison brought handbooks for the Planning Commission should any member need one.

Mr. Craig reminded the Commission that a Vice-Chair would need to be elected to fill the vacancy of Mr. Jackie Attkisson.

Old Business

Mr. Langeliers gave an update on the proposed re-alignment of Critz Lane and the meeting with the TDOT Engineer, Ali Farhangi. A report was distributed indicating several options, showing properties that have made offers of dedication to the Town.

The first offer of dedication (shown in red on the hand-out) concerned TDOT in relation to the sight distance, and Mr. Farhangi noted that it would be better the further north it could go. TDOT would also like to keep the turn lane into Critz Lane, that currently exists; and possibly a merge lane. This would require right-of-ways to be obtained from three (3) property owners.

The offer of dedication from the Hills (shown in green on the hand-out) would keep all the right-of-way on this parcel, and make the turn and merge lanes shorter. This option in green seems to be faster, easier, and cheaper.

Mr. Langeliers noted that this re-alignment can be tabled, go through the process with the Metropolitan Planning Organization to be added to the improvement list for TDOT participation, and could be anywhere from three (3) to five (5) years to begin.

Mr. Langeliers stated that there are those that are willing to begin construction once the re-alignment is designed, based on the collection of eighty cents (80¢) per square foot of development construction that will be accessing this road, and possibly begin right away.

Mr. Langeliers added that this was referred to this Commission by the Board of Mayor and Aldermen for a recommendation; and it will also be reviewed by the Public Works Committee.

After further discussion, Commissioner Jackson made a motion to recommend that the Board of Mayor and Aldermen begin the next phase of the re-alignment design (survey, engineered site plan, etc.), based on the green option. Commissioner Benson seconded the motion, which passed by unanimous vote.

RE-ZONING REQUEST:

Item 1 – Re-Zoning Request for Roderick Place Master Development Plan located at 4626 Columbia Pike.

Mr. Langeliers reviewed the report, recommending that the Plan Specific zone designation request for these parcels be forwarded to the Mayor and Board of Aldermen with a positive recommendation. He added that this is the first step of the process, and will be followed with preliminary plat phases that will include the grading, drainage, etc., that will provide opportunities for any suggested design changes; and then final plat stage. Mr. Langeliers stated that the request tonight is for a change of zoning.

Greg Gamble, with Land Design, and Michael Mindlin, were here representing the applicant and gave a power point presentation on the proposed project.

Chairman Daniel asked about the maintenance / upkeep of the streets, and Mr. Gamble stated that all streets will be private and maintained by the Home Owners Association.

After further discussion, Commissioner Benson made a motion, seconded by Commission Evans, to recommend to the Board of Mayor and Aldermen the re-zoning of these parcels to the Plan Specific zone designation. The motion passed unanimously.

NON-RESIDENTIAL SITE PLAN:

Item 2 – Harpeth Hospital Preliminary Site Plan located at 2638 Critz Lane.

Mr. Langeliers reviewed the report, stating that it is Staff's opinion that there are three (3) options open relative to this request that are as follows:

Option # 1: Might be to take an action to approve or deny a modified concept proposal. This may accomplish what the applicant wants to accomplish; however, it would carry no weight relative to the Town's required approval procedures.

Option # 2: Would be to grant preliminary site plan approval with a number of contingencies. The necessary contingencies would effect the approval similar to option number one.

Option # 3: Would be to offer no approval.

Staff believes that either of the two approval options is workable. If a preliminary site plan is approved it should be conditioned upon the following:

1. final approval of the grading, drainage and erosion control plans;
2. final approval of the parking, landscaping green/open space areas;
3. review and approval of the design and architectural components;
4. the incorporation of access connection points to the remaining non-residential areas similar to those indicated on the approved overlay;
5. the possible incorporation of access connection to the property made adjacent via a potential re-alignment of Critz Lane;
6. compliance with all required bulk and performance standards; and
7. payment of all applicable fees.

Mr. Langeliers pointed out the attachments to his report, noting that the applicant is here to make a presentation that will include options should Critz Lane not be re-aligned.

Mr. Langeliers informed the Commission that he has discussed this with counsel and agreed that the best option may be to take action on a concept plan.

Kevin Lee, president of Senior Health, distributed hand-outs to the Commission, noting a correction to the number of beds indicated from 84 down to 68 beds. He went through the various options of their proposed site in relation to Critz Lane and the re-alignment of Critz Lane.

Chairman Daniel agreed with Staff that this submittal may not meet requirements as a preliminary site plan; however, a decision of support could be offered through a modified concept plan.

After discussion, Commissioner Jackson made a motion to approve the modified concept plan as submitted. Commissioner Benson seconded the motion, which passed by unanimous vote.

FINAL PLAT:

Item 3 – WITHDRAWN – Revision to Final Plat - Village at Thompson's Station, Lots 514 and 515.

UPDATES FROM STAFF:

Item 4 – Pecan Hills Cul-de-sac:

Mr. Langeliers stated that Public Works Committee reviewed the options for the two (2) property owners adjacent to the cul-de-sac, and a letter was mailed to both outlining those options. As previously discussed, the note on the plat was to cut the cul-de-sac, repair the ditches, and tie in the driveways. He stated that the opinion of the Public Works Committee was to proceed based on the note on the plat. An estimate has been obtained by the developer's engineer and, unless charged otherwise by this body, Staff will continue based on the plat.

Item 5 – Sewer Treatment Facilities:

Mr. Langeliers reported that the Heritage Commons facility is continuing to operate well and requiring only the standard maintenance.

He stated that the larger facility has begun treating effluent, but we are still waiting for components to be tied into the filter system to be tested. There are a few minor housekeeping items to be taken care of, and the project seems to be on target.

Mr. Craig referred back to the Heritage Commons facility, noting that he will be delivering the proposed agreed upon language in the deed for lot 8 containing the primary treatment facility and the adjacent lot.

Mr. Craig suggested an update on the other Pecan Hills issue relating to the pond. Mr. Langeliers stated that the Town's consulting engineer has designed a weir to trade out the standpipes, etc., and in order for this work to be done, the pond must be drained to remove those pipes. This pond is owned by the property owners, and counsel has prepared an agreement to protect the Town while the work is being done to drain the pond, remove the pipes, and install the weir. The agreement will be sent to the property owners for their consideration.

Item 6 – Library Site:

Mr. Langeliers stated that he has received input from Commissioner Judy Hayes and others regarding several possible locations for a library. A parcel in Heritage Commons was discussed, a site in Tollgate Village, on the Adams property, or possibly a site in Bridgemore Village. He distributed an aerial copy of the Adams property, explaining options on this parcel. A meeting is being planned with representatives of Williamson County, the Library Board, the developer, and the Town to review the options.

Item 7 – Consideration of a Design Review Committee:

Mr. Langeliers noted that Commissioner Evans had suggested a Design Review Committee be considered, pointing out that another municipality has the assistance of this type committee. This committee could review the actual building designs, materials, etc., that are submitted for commercial sites.

After discussion, it was agreed that Mr. Craig and Mr. Garrison would research the options and functions of said committee; and return to this Commission with suggestions and / or recommendations.

OTHER NEW BUSINESS:

Chairman Daniel suggested a Vice-Chair be selected. Commissioner Jackson nominated Nina Cooper as Vice-Chair of the Planning Commission. Commissioner Benson seconded the nomination, and it was passed unanimously.

There being no further business, the meeting was adjourned at approximately 8:25 p.m.

Signed: _____
Brown Daniel, Chairman

Attest: _____
Tom Evans, Secretary

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