

Town of Thompson's Station
Municipal Planning Commission
Minutes of the Regular Meeting
Held On October 16, 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 October 16, 2006 at 7:00 p.m., at the Thompson's Station Community Center.

Minutes

The minutes of the September 18th, 2006, meeting were previously submitted; and were approved upon a motion by Commissioner Jackson, seconded by Commissioner Benson, and passed unanimously.

Staff Announcements

There were none at this time.

Old Business

Research on a Design Review Committee:

Mr. Craig referenced copies distributed of Public Chapter No. 796 that is the legislation passed relating to a Design Review Commission under a Mayor-Aldermanic Charter. It allows the creation of a Design Review Commission with the authority to follow general guidelines that apply only to non-residential and multi-family residential, and entrances into non-residential developments. Mr. Craig pointed out that the appellate authority is this Planning Commission should an appeal be requested based on a decision made by the Design Review Commission. He suggested an ordinance be drafted, referencing the Town's newly adopted Design Review Guidelines, to create this commission. The ordinance will determine the number of members on the commission, how they will be appointed, etc. The ordinance will be brought to this body for a recommendation to the Board of Mayor and Aldermen.

PRESENTATION:

Item 1 - Presentation for Proposed Annexation and Re-Zoning for Reifschneider / Buswell Properties located on Lewisburg Pike and Thompson's Station Road East.

Robert Kriebel, with Enterprise Construction, was representing the applicant. He asked that this Commission approve and recommend this project, The Club at Pleasant Creek, to the Board of Mayor and Aldermen.

Kerry Godwin, Director of Planning for The Evans Group, made a presentation showing how the architecture theme will tie in with the lay of the land. He referenced an informal community meeting that was held last week, noting that this plan being shown tonight has been revised based on input from that meeting.

Kristi Earwood, with the Harpeth Law Group, is assisting the applicant in complying with the new zoning ordinance. She stated that their traffic engineers have already been working to offer recommendations and conclusions regarding turn lanes, signalization, traffic mitigation, etc. Mrs. Earwood explained the request for the delay of the second reading to enable this Commission to see the plans for the entire project, and be given a positive recommendation to the Board of Mayor and Aldermen.

Chairman Daniel stated that he had thought this was going to be a presentation for information purposes only, and not a request for any type of action from this body. He pointed out that since the Board of Mayor and Aldermen has not voted to annex this property, he is not prepared to make a decision on this request. Chairman Daniel encouraged questions and discussion from the Commission.

Commissioner Benson agreed, stating that she did not realize an approval would be requested from the applicant tonight. She would rather the Board of Mayor and Aldermen have the opportunity to hold the Public Hearing to allow citizen input before a decision is made.

Commissioner Evans asked if Staff has been given information and / or plans to review. Mr. Langeliers stated that he has meet with the applicant / group to go over various ideas and options relating to their concept. However, there are several items to be considered, noted as follows: TDOT's ruling on the road issues and signalization; the separation of the non-residential components; and density calculations. Mr. Langeliers stated that, with all that taken into consideration, he has not had an opportunity to review this proposal other than mostly from a conceptual basis.

Chairman Daniel questioned the use of the three (3) lots identified in the Savannah Springs subdivision. Mr. Godwin stated that those were discussed at the community meeting and the plans tonight show the revisions. He said that the developer has offered to build houses on the three (3) lots or convert them to open space. Mr. Godwin noted that they have been removed from the proposed projects open space and density calculations.

Discussion continued regarding connection to the Town's proposed walk-ways / trail-ways; units proposed per acre; and calculation of the non-residential units, such as the proposed nursing home.

After further discussion, Mrs. Earwood stated that the applicant has asked that the public be given an opportunity to comment at the Public Hearing scheduled at the next Board of Mayor and Aldermen meeting; and request that this Commission defer this item until the next scheduled Planning Commission meeting.

PRELIMINARY PLAT:

Item 2 – Fields of Canterbury, Phase 4.

Mr. Langeliers reviewed the report, recommending approval subject to the following conditions:

1. Final approval of the grading and drainage plan by the Town's Engineer;
2. Final approval of the proposed sewage collection system inclusive of both on and off site improvements;
3. Inclusion of the water lines and fire hydrant locations (meeting all requirements) on the plat prior to issuance of any grading permits; and
4. The granting of all recommended variances from subdivision regulation requirements dependent on concurrence by the Town's Engineer.

Commissioner Benson made a motion to accept and approve Staff's recommendation. Commissioner Evans seconded the motion, which passed unanimously.

OTHER NEW BUSINESS:

Mr. Langeliers stated that there has been a request to consider revising the master site plan for Bridgemore Village development. The applicant is proposing to gift property to build a library on and is requesting modification of the development's plan. Mr. Langeliers explained the proposed location of the library, the potential of an increase in lots in the development, connection of trail-ways / trailhead, etc. Staff thinks this is a good site for the library and, although this is a non-agenda item, that this Commission can take an action on this request tonight.

Commissioner Jackson stated that the Williamson County Board of Commissioners approved an appropriation of \$3 million for this library that must be included in a bond request to be made by the County in December. Should they miss this December request date, it will be another year before the next bond request can be made.

Mr. Langeliers pointed out that there are Williamson County Library Board members present, and they have agreed to include someone from the Town to participate in the various stages of the process.

After discussion, Commissioner Benson made a motion to approve the modification of the master site plan for Bridgemore Village. Commissioner Jackson seconded the motion, and it passed by unanimous vote.

There being no further business, the meeting was adjourned at approximately 8:20 p.m.

Signed: _____
Brown Daniel, Chairman

Attest: _____
Tom Evans, Secretary

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