

**Town of Thompson's Station**  
**Municipal Planning Commission**  
**Minutes of the Regular Meeting**  
**Held On November 20, 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 November 20, 2006, following the special called Board of Zoning Appeals, at approximately 7:30 p.m., at the Thompson's Station Community Center.

Minutes

The minutes of the October 16<sup>th</sup>, 2006, meeting were previously submitted; and were approved upon a motion by Commissioner Jackson, seconded by Commissioner Evans, and passed unanimously.

Staff Announcements

Mr. Langeliers pointed out the letters from the Williamson County Community Development Department to MPO on the Town's behalf regarding roadway improvements and study requests relating to Columbia Pike and SR 840.

Old Business

Commissioner Evans referenced the discussion at last month's meeting regarding the Design Review Commission and the request for legal counsel to draft up an ordinance; and asked the status.

Mr. Garrison stated that they are still working on this, with several details to be worked out, noting that some things could be duplicated; such as landscaping regulations that are covered in the zoning ordinance and should not be in a design manual.

Mr. Langeliers stated that the Design Guidelines have already been adopted, and the concept of a Design Review Commission is new enough that the State is still determining the procedural outline and whether this commission will have voting powers.

Commissioner Benson noted that there are volunteers that are willing to meet "as needed" to assist with design review until the actual commission is cleared through the State. Mr. Langeliers added that he has talked with the Wal-Mart group and they are willing to meet with these volunteers on an ad hoc basis for the input needed.

Commissioner Cooper asked how many would serve on this commission, and Mr. Langeliers replied that five (5) is the number being considered.

**PRESENTATION:**

**Item 1 - Fire Marshall regarding sprinkler systems.**

Mr. Langeliers stated that it was requested to be put on the agenda and a presentation was made last night with the thought that the representative would report on the presentation to this Commission; however, there was no one present to do so.

Commissioner Jackson noted that informational packets were left for review.

Mr. Langeliers gave an over-view of the presentation, noting the following:

- Encouragement to install sprinkler systems in residential homes;
- Designed to be less-noticeable;
- Questions concerning rate reductions with some insurances, but not others;

- Determination of water provision from the utility district.

Mr. Craig stated that given the amount of fire protection that will be needed, along with the staff and equipment, he thinks it is something that should be looked in to.

**RE-ZONING:**

**Item 2- Re-Zoning Request for Reifschneider / Buswell Properties located on Lewisburg Pike and Thompson's Station Road East.**

Mr. Langeliers reviewed the report, pointing out the request for deferral at a previous meeting to allow the Board of Mayor and Aldermen to approve the annexation and establish a base zone; which was approved on the second reading at the last Board meeting. Mr. Langeliers explained various discretionary density bonuses that could be considered, and calculating the number of units. He stated that all these aspects of this project will be presented to this body at the appropriate time.

Kerry Godwin, with The Evans Group, was here representing the applicant; and gave a power point presentation.

Chairman Daniel mentioned the TDOT issues that were discussed previously, and Mr. Langeliers stated that the applicant's consultant has prepared a traffic study that has been reviewed by Staff. The study proposed signalization at Harpeth-Peytonsville Road, Critz Lane and Lewisburg Pike intersection, and the intersection of Lewisburg Pike and Thompson's Station Road East. These will be handled through TDOT and on their time table.

After further discussion, Commissioner Jackson made a motion to approve the re-zoning request for the Reifschneider / Buswell properties. Commissioner Evans seconded the motion, which passed by unanimous vote.

**FINAL PLATS:**

**Item 3 – Fields of Canterbury, Section 1B.**

Mr. Langeliers reviewed the report, recommending approval contingent on payment of all applicable fees, the approval of the Homeowner's Association documents by the Town's Attorney within the time limit set for recording, and pending the posting of performance bonds in the following amounts:

1. Roads, drainage and erosion control: \$ 556,000;
2. On-site sewer improvements: \$ 281,000;
3. Off-site sewer improvements: (\$ 300,000 posted with Section 1A);
4. Landscaping improvements: \$ 60,000; and
5. Final approval of water availability by H.B. & T.S. Utility District.

Mr. Charles, the applicant, stated that the HOA documents previously submitted will apply to this section as well, and there have been no changes in the documents.

After further discussion, Commissioner Benson made a motion, seconded by Commissioner Jackson, to accept and approve Staff's recommendation. The motion passed by unanimous vote.

**Item 4 – Fields of Canterbury, Section 2.**

Mr. Langeliers reviewed the report, recommending approval contingent on payment of all applicable fees, the approval of the Homeowner's Association documents by the Town's Attorney within the time limit set for recording, and pending the posting of performance bonds in the following amounts:

1. Roads, drainage and erosion control: \$ 1,736,000;
2. On-site sewer improvements: \$ 783,000;
3. Off-site sewer improvements: (\$ 300,000 posted with Section 1A);
4. Landscaping improvements: \$ 100,000; and
5. Final approval of water availability by H.B. & T.S. Utility District.

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

**UPDATES FROM STAFF:**

**Item 5 – Critz Lane Proposal.**

Mr. Langeliers referenced the proposal from Collier Engineering Company that is the Town's engineering consultants for road design and improvements. This will help prioritize and schedule how to proceed with this re-design. The Board of Mayor and Aldermen will be reviewing this proposal at their next meeting.

**Item 6 – Library.**

Mr. Langeliers reviewed the memo sent to Carbine Development that outlines the previous action of this Commission, and what procedure should be followed if the applicant chooses to continue.

**Item 7 – Pecan Hills Cul-de-sac (Brenda Street).**

Mr. Langeliers reminded the Commission of the decision to proceed with the note on the plat and cut out part of the road section. Letters were mailed to the two (2) homeowners that live there and have mailboxes placed at the road. One of the homeowners has not responded, and the e-mail received from Brad Temple is requesting that the Planning Commission reconsider their decision.

Discussion continued regarding the right-of-way and the liability of the Town working on personal property, moving the homeowners mailboxes, removal of a few trees, and the difficulty of trying to match up to the existing aggregate driveways.

Commissioner Jackson asked if it would be better to modify the plat since there has been no response from one homeowner, and the other homeowner has asked this Commission not to change it.

Commissioner Evans asked how this issue was brought up, and Mr. Langeliers stated there was input from other homeowners in the neighborhood that remembered the note on the plat regarding the road.

Commissioner Benson suggested another attempt to contact and communicate with the other homeowner before this Commission makes another decision on this issue.

It was decided this would be put back on the Planning Commission agenda after contact and comments are received from both effected homeowners.

**Item 8 – Pecan Hills Pond (Stacey Street).**

Mr. Langeliers informed the Commission that the drain has been cut and about 90% of the pond water has drained or been pumped out. He spoke with the homeowners today and their contractor will need to do some track-hoe work, and then materials can start being removed. There are no erosion problems and there is a time limit set for the project, but with a 'weather permitting' clause.

**Item 9 – Regional Sewer Facility.**

Mr. Langeliers stated that all the documents were signed today and the regional facility now belongs to the Town. The \$210,000 in escrow will be enough to finish the items on the punch list; and \$300,000 will be going into the Town's enterprise fund. He also noted that billing began last month and revenue is now coming in from sewer users in Heritage Commons, as well as the regional system.

Mr. Langeliers addressed the complaints of an odor issue near the regional facility; however, the odor is actually coming from the sand filter system that currently services Independence High School and they may hook up to the Town's system at some time in the future.

**NEW BUSINESS:**

**Item 10 – Variance Request on Sewer Materials for Bridgemore Village.**

Mr. Langeliers reviewed the request, noting the applicant has met with Sheaffer and Staff; and the engineers and consultants are in agreement that the modifications requested will be sufficient.

Commissioner Evans made a motion, seconded by Commissioner Jackson, to grant the variance request. The motion passed by unanimous vote.

---

There being no further business, the meeting was adjourned at approximately 9:30 p.m.

Signed: \_\_\_\_\_  
Brown Daniel, Chairman

Attest: \_\_\_\_\_  
Tom Evans, Secretary

/las