

**Minutes of the Regular Meeting**  
**Of the Board of Mayor and Aldermen**  
**Of the Town of Thompson's Station, Tennessee**  
**January 9, 2007**

**Public Hearings**

Public hearings on proposed ordinances were advertised in the December 24, 2006 edition of the Williamson AM newspaper.

· **Ordinance No. 06-016** - Town Attorney Larry Craig explained that this ordinance changes the zoning of the Reifschneider and Buswell properties from High Intensity to a Planned Neighborhood zoning district. Mayor Leon Heron then opened the public hearing for public comments.

Mark Hosbach of 1810 Savannah Springs Road stated that if the Pleasant Creek development did proceed, he requested that the buffers be built before construction began. He was dismayed that only two people in a board of three members could make decisions like this. He was concerned about conflicts of interest and stated he now wanted to be annexed into Thompson's Station simply so he could vote against Alderman Benson.

Debbra Munn of 4938 Bethesda Duplex Road stated that when she built her home, five acres of land were required for every home. This ordinance would allow developers to build hundreds of homes and would cause traffic congestion.

Dennis Umerlik of 1840 Savannah Springs Road stated that this would double the size of the town and wondered if TDOT had approved the roads and was sewer service available for this site.

Shirley Beatty of 1828 Lewisburg Pike stated that she was born and raised on this property and supported this development. She looked forward to the day she could return to this site and purchase a home there.

Linda Umerlik of 1840 Savannah Springs Road stated that she felt the beautiful countryside would be destroyed by this development.

Teresa Sparks of 2740 Tollie Lane was concerned about the effect on taxes because of the cost of infrastructure to support this development

Michelle Donegan of 1805 Savannah Springs Road stated she understood the need for this type of development but felt it was in the wrong site. She was concerned about emergency response being too slow for fire or police emergencies. She felt people were not upfront and honest about aspects of this project and disappointed in Alderman Benson's support for the project.

Mayor Heron then closed this public hearing.

· **Ordinance No. 06-017** – Town Attorney Craig explained that this ordinance would expand the number of commissioners on the Municipal Planning Commission from five to seven members.

Mayor Heron opened the public hearing for citizen comments, but no one came forward to speak for or against this ordinance and the public hearing was closed.

**Call to Order**

The regular meeting of the Board of Mayor and Aldermen of the Town of Thompson's Station was called to order at 7:20 p.m. on the 9<sup>th</sup> day of January, 2007 at the Thompson's Station Community Center. Members and staff in attendance were: Leon Heron, Mayor; Sarah Benson, Alderman; Corey Napier, Alderman; Greg Langeliers, Town Administrator; Doug Goetsch, Town Recorder; and Larry Craig, Town Attorney.

**Minutes**

The minutes of the December 12, 2006 meeting were previously submitted and were approved unanimously upon a motion by Alderman Benson and second by Alderman Napier.

**Announcements**

Mr. Langeliers stated that due to conflicts with national holidays, the January and February meetings of the Municipal Planning Commission have been rescheduled to January 22, 2007 and February 26, 2007 respectively.

**Town Administrator's Report**

Mr. Langeliers stated that the Municipal Planning Commission agenda for January was anticipated to be large and included three new development proposals.

**Old Business**

Mr. Langeliers stated that additional proposals from engineering firms had been received regarding the realignment of Critz Lane. The original proposal received from Collier Engineering appeared to be reasonable and he felt it was becoming more urgent to proceed with this project.

Mr. Heron stated that the county had pulled the \$3,000,000 bond issue for the proposed county library branch because of uncertainty about the proposed site on Thompson's Station Road East. He stated that a new site on Critz Lane was identified and he was working with the County Library Board members to evaluate this new site.

**First Reading of Ordinance 07-001 Amending the Town Budget for Fiscal Year 2006-2007**

Town Recorder Goetsch explained the various budget changes for both revenue and expense items. Increases in revenue for impact fees, building permits and review fees are expected for this year. Expenditures for additional staff and related expenses are also anticipated. After discussion, motion to adopt on first reading was made by Alderman Napier, seconded by Alderman Benson, and it was unanimously adopted. Alderman Napier made a motion to hold a public hearing on Ordinance 07-001 on February 13, 2007 at 7:00 p.m. at the Community Center. Alderman Benson seconded the motion and it was adopted unanimously.

**First Reading of Ordinance 07-002 Establishing a Design Review Commission**

Town Attorney Craig explained the ordinance in detail. Under TCA 6-2-201 (33), the Town can establish a Design Review Commission. This ordinance establishes a five member commission to be appointed by the Board of Mayor and Aldermen. Alderman Benson made a motion to amend paragraph 1 of the ordinance to add after the word multi-family the phrase "as defined by the International Building Code". Alderman Napier seconded the motion and it was approved unanimously. After discussion, Alderman Benson made a motion to adopt this ordinance, as amended, on first reading. Alderman Napier seconded the motion and it passed unanimously. Alderman Napier made a motion to hold a public hearing on Ordinance 07-002 on February 13, 2007 at 7:00 p.m. at the Community Center. Alderman Benson seconded the motion and it was adopted unanimously.

**Second Reading of Ordinance 06-016 Requesting Re-Zone to Planned Neighborhood for The Club at Pleasant Creek**

Mr. Craig explained the ordinance in detail to the Board. The ordinance changes the zoning classification for the Reifschneider and Buswell properties from High Intensity to the Planned Neighborhood classification and changes the related zoning map. This ordinance was subject to public hearing earlier in the evening.

Kristi Earwood represented the applicant and stated that a traffic study for this project was underway and as the development progressed through future stages they would address the water, sewer and other issues as needed. The Planning Commission could require buffers to be installed as they desired.

Alderman Benson stated that if water or sewer services were not available, the project could not move forward. Mayor Heron reminded the board that what was before them tonight was approval of the Planned Neighborhood overlay zone for this property. Alderman Napier stated he originally voted against this re-zone request due to concerns over density and infrastructure demands.

Mr. Langeliers described the Planned Neighborhood zoning district and detailed the density and types of development allowed. Any major departures from the original plan would require it to be reviewed again by the Planning Commission and Board of Mayor and Aldermen. This type of zoning allows the Town flexibility in approving developments benefiting the Town without mandating absolute requirements that might limit the creativity in the ways that a particular parcel could be developed and allow for a better overall plan.

After discussion, motion to adopt on second reading was made by Alderman Benson, seconded by Alderman Napier, and the ordinance was unanimously adopted.

**Second Reading of Ordinance 06-017 to Amend the Composition and Expand the Size of the Planning Commission.**

Town Attorney Craig stated that this ordinance would expand the planning commission from five members to seven members. This ordinance was subject to a public hearing earlier in the evening. After discussion, motion to adopt on second reading was made by Alderman Napier, seconded by Alderman Benson, and the ordinance was unanimously adopted.

Mayor Heron then submitted to the Board the following names for appointment to the Planning Commission and their respective terms:

Brown Daniel	Term expiring 12/2009
Millie Halvorsan	Term expiring 12/2008
George Ross	Term expiring 12/2007
Marcia Franks	As the Mayor's designee, her term coincides with the Mayor's term of office.

These appointments would take affect with the February Planning commission meeting.

After discussion, motion to approve these appointments was made by Alderman Napier, seconded by Alderman Benson, and the ordinance was unanimously adopted.

**Other New Business**

Alderman Napier made a public appeal to the developer and building community to be respectful of Town residents and limit the noise and related issues caused by building activity in evenings or on weekends. Mr. Langeliers stated that he would look at possible changes to the subdivision regulations to set guidelines for this activity.

Mayor Heron stated that some months ago the Town was asked to entertain the idea of the construction of a psychiatric hospital facility in the Town. The state requires a public hearing on acquiring a certificate of need for this type of facility, and the state is holding the public hearing on January 24, 2007 in Nashville.

**Community Input and Concerns**

Jacqueline Perrine of 2685 Thompson's Station Road East stated that she is a nurse with a psychiatric facility in Nashville and provided the board with a packet of information supporting the need for a facility in the Town to serve Williamson County and surrounding area.

Teresa Sparks of 2740 Tollie Lane stated that response time for emergency services was not adequate to service the growing population. She also stated that the infrastructure needs of the town must be looked at and that independent traffic studies be completed.

Mayor Heron stated that it was now the policy of the Town to have traffic engineers hired by the Town with the cost passed on to the development community.

Dennis Umerlik of 1840 Savannah Springs Road stated he had concerns about the infrastructure costs as well. He also asked about the location of the proposed psychiatric facility and the security and types of patients to be treated there.

Valerie Fox of 2715 Tollie Lane stated that she wanted the town to stop all development and not allow any development of any open space at all.

Michelle Donegan of 1805 Savannah Springs Road asked if public input is allowed at Planning Commission meetings and Mr. Langeliers stated that while there is not a public hearing, the planning commission members could always be contacted by telephone, mail, or e-mail and that plans or files could be inspected by visiting Town Hall. Ms. Donegan asked if the appointment of Ms. Franks to the Planning Commission was a conflict of interest and Mayor Heron replied that any official on any board or commission was required to recuse themselves from voting on any issue for which they may have a conflict of interest.

Craig Cooper of 1726 Old Thompson's Station Road stated that he was concerned about the proposed hospital and had visited a similar facility in Nashville and had concerns about the type of patients to be treated and the security needs for a facility of this type.

Jeffrey Vosel of SeniorHealth, Inc. represented the hospital project and provided a description of the facility and patients to be treated. The hospital is to be a 68-bed facility with 32 psychiatric beds and 27 rehabilitation beds (broken bones, strokes, etc.) and nine emergency room beds. No court-ordered patients will be accepted and all patients would be pre-screened for suitability for the facility.

Mr. Vosel took some questions from the citizens present and Mayor Heron suggested Mr. Vosel host a community input meeting to present their plans and receive public input on the plan.

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

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Leon Heron, Mayor

Attest: \_\_\_\_\_  
Douglas G. Goetsch, Town Recorder