

Town of Thompson's Station
Municipal Planning Commission
Minutes of the Regular Meeting
Held On March 19, 2007

Commission Members Present

Sarah Benson
Nina Cooper, Vice-Chair
Tom Evans
Millie Halvorson
George Ross

Staff Members Present

Greg Langeliers, Town Administrator
Todd Moore, Town Attorney
Doug Goetsch, Town Recorder
Shane McNeill, Town Engineer
Lisa Stewart, Town Clerk

The regular meeting of the Municipal Planning Commission was called to order on March 19th, 2007, at approximately 7:00 p.m., at the Thompson's Station Community Center with the required quorum. Chairman Brown Daniel and Commissioner Marcia Franks were unable to attend.

Minutes

The minutes of the February 26th, 2007, meeting were previously submitted; and were approved upon a motion by Commissioner Benson, seconded by Commissioner Ross, and passed unanimously.

Staff Announcements

Mr. Langeliers made the following announcements:

- Introduction of the Town's new legal counsel, Todd Moore;
- Continuing education class on Planning and Zoning;
- Public Works Committee will be meeting April 4th, 2007;
- Report on meeting with MTEMC: He thinks they assuaged some of the concerns on their plans and designs on Critz Lane and Pantall Road; and that a sub-station may not be necessary.

Old Business

Mr. Langeliers gave a brief update on the following:

- Preliminary meetings with Collier Engineering on the Critz Lane project;
- Comprehensive Sewer Plan being worked on;
- Library still pending; and
- Pecan Hills issues.

He noted that he should have more detailed information on all of the above at next month's meeting.

Mr. Langeliers mentioned the Design Review Commission that several have volunteered to serve on, and plan to have those to the Board of Mayor and Aldermen at their next meeting for those appointments to be made. He has met with a consultant for a proposal to help set up the guidelines and by-laws for this Commission, along with how and when they should meet.

Mr. Langeliers noted that the submittal process has changed, as was anticipated, and an applicant will be required to have a pre-application meeting with himself and the Town Engineer; and then meet with them again on the submittal deadline date to ensure the paperwork is complete.

DEVELOPMENT / CONCEPT PLAN AND RE-ZONING REQUEST:

Item 1 – The Grove at Littlebury located on Columbia Pike, Station South Drive, and Thompson's Station Road East on approximately 118.2 acres. (Deferred from last month.)

Mr. Langeliers reviewed the report, noting that the Planning Commission must either accept the dedication of the proposed public use area as a discretionary intensity bonus mechanism or assume that another acceptable mechanism be utilized to allow for the proposed use intensity if a positive recommendation to the Mayor and Board is warranted. Staff believes that the proposed

intensities are within what was envisioned via the Town's plan process and recommends a positive recommendation given the above finding.

Should the Planning Commission find that an acceptable discretionary intensity bonus has been or can be identified, and recommends this rezoning request to the Mayor and Board of Aldermen, it must be recognized that the following items are to be addressed in conjunction with the following submittals:

Preliminary Plat:

1. Evidence from H. B. & T. S. Utility District that domestic and commercial water service and fire protection can be obtained for the proposed intensities;
2. Evidence from Middle Tennessee Electric Membership Cooperative that electric service can be made available for the proposed intensities;
3. Traffic study identifying the impact of the proposed intensities on roadways impacted by the development;
* Mr. Langeliers stated that a traffic study has been received.
4. Evidence of adequate existing and/or proposed buffer-yard mechanisms to minimize impact on adjacent existing uses (landscaping plans);
5. A sewer plan inclusive of a proposed collection line route commensurate with all necessary easements and/or rights of way to provide for the construction of said line, and a timeline for the proposed construction;
6. Construction plans for all proposed road, drainage and erosion control improvements inclusive of any required off-site improvements; and
7. T-DOT approval of construction plans for the proposed connection to Columbia Highway.

Final plat:

Must be predicated by the final approval of all requirements previously stipulated and by the posting of performance bonds (irrevocable standby letters of credit) for the following:

1. roads, drainage and erosion control;
2. any necessary sewer improvements (on and off site);
3. any off site roadway improvements;
4. any proposed landscaping improvements; and
5. payment of all applicable fees.

Commissioner Ross asked Mr. Langeliers if he thinks this submittal as presented now is the best for the community. Mr. Langeliers said that it would be difficult for him to say it's the best, noting that there have been improvements all along; but it could always be better or worse. He based his recommendation on the work sessions and what a high intensity zone has been explained to be, looking to a minimum standard to accomplish that. Mr. Langeliers noted in his report that the Planning Commission could debate if it meets the standards they were expecting. He pointed out the non-residential being decreased, but has heard public comments that it is still too much non-residential.

Commissioner Halvorson stated that, in her opinion, there is still too much non-residential and too many extremely small residential lots; and in talking with the residents, it's not what they want for Thompson's Station.

Commissioner Ross stated that, based on the fact that the applicant has had numerous opportunities to bring a viable plan to this Commission; and he doesn't think the revisions brought back tonight go far enough to address the concerns of the residents and this body, he moved that this not be recommended to the Board of Mayor and Aldermen for consideration to re-zone. Commissioner Halvorson seconded the motion, which passed 4 - 1, with Commissioner Evans voting no.

BOND:

Item 2 - Pecans Hills Performance / Maintenance Bond for Landscaping.

Mr. Langeliers stated that this bond has been in place for quite some time and the landscaping has been installed per a revised and acceptable plan, surviving the winter; therefore he recommends that the landscaping bond be released.

Commissioner Benson stated that she would rather see the bond reduced rather than released, since another dry year is anticipated. Mr. Langeliers stated that as a performance bond, the responsible party has performed. He noted that it is being included in the updates to the Subdivision Regulations regarding the reducing of bonds and what is expected for a bond to be released. Mr. Langeliers said that he thinks there is no risk in releasing the bond since the plants are guaranteed, but if this body is not comfortable with a timeframe of one season, then language should be incorporated into the Subdivision Regulations to indicate that on landscaping bonds, a maintenance amount of thirty percent (30%) for two (2) years (or whatever timeframe the Commission chooses). However, he thinks this landscaping is established and not at a risk should this bond be released.

After further discussion, Commissioner Benson made a motion, seconded by Commissioner Halvorson, to reduce this to a maintenance bond and reduce by fifty percent (50%). The motion passed 4 - 1, with Commissioner Ross voting no.

UPDATES FROM STAFF:

There were none at this time.

NEW BUSINESS:

There was none at this time.

There being no further business, the meeting was adjourned at approximately 7:45 p.m.

Signed: _____
Brown Daniel, Chairman

Attest: _____
Tom Evans, Secretary