

Town of Thompson's Station
Municipal Planning Commission
Minutes of the Regular Meeting
Held On June 18, 2007

Commission Members Present

Brown Daniel, Chairman
Sarah Benson
Nina Cooper, Vice-Chair
Tom Evans
Marcia Franks

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 June 18th, 2007, at approximately 7:00 p.m., at the Thompson's Station Community Center with the required quorum. Commissioners Millie Halvorson and George Ross were unable to attend.

Minutes

The minutes of the May 21st, 2007, meeting were previously submitted; and were approved upon a motion by Commissioner Evans, seconded by Commissioner Benson, and passed unanimously.

Staff Announcements

Mr. Langeliers made the following announcements:

- Public Works Committee will meet on August 1st, 2007, at 5:30 p.m.
- A meeting was held regarding the battlefield park and conservation easements to maintain some of the open space into perpetuity.
- Condolences were extended to George Ross and family on the loss of his mother-in-law.

Old Business

Williamson County Impact Fee:

Mr. Langeliers informed the Commission that based on a Private Act in 1987, the County was allowed to increase their impact fee by \$1.00 per square foot and that increase will be implemented and collected by the Town on July 1st, 2007. The County will return thirty cents (30¢) of each dollar to the Town, but that will be based on population rather than the amount generated. However, the County would like that 30¢ to be held and applied toward public infrastructure improvements, especially schools, tap fees, etc.

Sewer Fees / User Rates:

Staff is still working on the rates and various calculations; and it was discussed in the Public Works Committee whether the Town should own the drip fields in the subdivisions or buy property elsewhere for drip fields. Mr. Langeliers would like to get a work group together to brainstorm some of the issues to get the ordinance updated and put into effect.

RE-SUBDIVISION TO FINAL PLAT – RESIDENTIAL:

Item 1 - Minton Property, Tract 13, located on approximately 15 acres at 2732 Critz Lane.

Mr. Langeliers referenced last month's report and the question last month relating to the access and easement. This was discussed with the applicant and the Town's attorney after that meeting and the applicant is proposing to add twenty (20) more feet to the easement to total a fifty (50) foot easement, which will address the access / easement question. Staff would recommend this plat be approved subject to the additional twenty foot (20') easement modification, and all the requisite signature blocks, shown on the plat.

Commissioner Franks moved to accept and approve Staff's recommendation. Commissioner Benson seconded the motion, which passed unanimously.

PRELIMINARY PLAT:

Item 2 - Bridgemore Village, Phase 3, containing 143 lots on 107.34 acres located on Critz Lane.

Mr. Langeliers reviewed the report, recommending approval pending the following:

1. Final approval of the construction plans by the Town's Engineer;
2. Identification of and securing of soil areas adequate to handle all of the wastewater generated by the Bridgemore Village development; and
3. Securing indication of water availability from H. B. & T. S. Utility District.

Chairman Daniel asked how long a water letter is good for, indicating the mention of one already having expired. Mr. Langeliers stated that he has been told that a water letter from H.B. & T.S. is only good for 120 days. He has met with Tom Puckett with H.B. & T.S., indicating that the Town / Staff would like to work out an agreement as to what point this information will be needed / provided. Mr. Langeliers noted that when an applicant comes in with a sketch / concept plan or a re-zoning request, this first step in the process does not vest the project. The project becomes vested at the preliminary plat stage; however, H.B. & T.S. wants an approved preliminary plat before they calculate line sizes, projected water usage, etc., to determine if they will enter into a contractual agreement with the applicant to serve them water. In that case, all preliminary plats approved will be 'subject to' the ultimate approval of the water district. Then, if H.B. & T.S. does not sign the final plat, the final plat can not be recorded, and lots can not be sold; and the Town would still be protected. Mr. Langeliers has asked counsel to check if this particular route in the process would cause the Town to have any liabilities and whether to continue with the process as is. He thinks as long as everyone understands the process, the developer included, there will be no problems. Mr. Moore pointed out that there currently is not anything in the Subdivision Regulations mandating that a developer have a water letter, nor is there a requirement in the proposed updated Subdivision Regulations. Mr. Moore stated that it is up to Staff to determine at what stage they would like to be provided with that information. As long as the developer is aware that water must be available before the final plat is approved, there will not be any liability issues for the Town.

Commissioner Benson asked counsel's opinion on how this will pertain to re-zoning requests, and he suggested it be spelled out in the Subdivision Regulations or the Zoning Ordinance. Mr. Moore suggested the details required in a water letter be spelled out to ensure fairness with all applicants and, therefore avoiding any liabilities.

Commissioner Cooper asked if the soil areas for Bridgemore have been identified. Mr. Langeliers replied that Staff has soil information on approximately 100 acres; however, that information has not gone to TDEC or presented to them in association with the Town's permit. The soil areas with characteristics to apply drip water on are there for this proposal.

Mr. Langeliers also noted that soil areas will have to be secured, possible with chain-link fences, due to some of TDEC's regulations, but even more so for security and protection of the soils. That will be a delicate question to work out if the Town begins fencing in open space.

Mr. Langeliers indicated that there are plenty of soils in Bridgemore, as well as in the Fields of Canterbury, and still plenty yet undisturbed in Tollgate Village. The issue with all of the soils in Tollgate Village is that they are associated with the Town's permit, which will now require a modification to our permit.

Commissioner Cooper asked what is being done to prevent this from happening again in other subdivisions, and if these soil areas are not clearly marked. Mr. Langeliers replied that they are not marked, and other than being relatively diligent in watching the various projects, without fencing them out, it would be fairly difficult. This is another issue he hopes the work group previously mentioned (to update sewer fees and user rates) can assist in a solution to, such as not dripping in and using the property in the subdivisions; but to get payment in lieu of dripping and the Town buy land that can be completely secured.

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

OTHER:

Item 3 - Subdivision Regulations.

Mr. Langeliers apologized for the implication on the agenda that this would be an item to be voted on. His intention was for this to be a work session, so he suggested continuing through the meeting agenda and take up this work session after adjourning. Everyone was in agreement.

UPDATES FROM STAFF:

There was none at this time.

NEW BUSINESS:

FEMA Training – State Planning Office.

Mr. Langeliers stated that this has been cancelled and will be conducted at another time by the State Planning Office.

There being no further business, the meeting was adjourned at approximately 7:35 p.m.

Signed: _____
Brown Daniel, Chairman

Attest: _____
Tom Evans, Secretary

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