

**Town of Thompson's Station**  
**Municipal Planning Commission**  
**Minutes of the Regular Meeting**  
**Held On July 16, 2007**

Commission Members Present

Sarah Benson  
Nina Cooper, Vice-Chair  
Marcia Franks  
Millie Halvorson  
George Ross

Staff Members Present

Greg Langeliers, Town Administrator  
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 July 16<sup>th</sup>, 2007, at approximately 7:00 p.m., at the Thompson's Station Community Center with the required quorum. Chairman Brown Daniel was unable to attend and Commissioner Cooper chaired the meeting. Also unable to attend were Commissioner Tom Evans and Town Attorney Todd Moore.

Minutes

The minutes of the June 18<sup>th</sup>, 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:

- A Wastewater Operator has been employed by the Town, Kenny Bond, who is certified as a plant operator and collection systems inspector, who will be working with Bruce Meyer to become more familiar with the Town's sewer.
- The Design Review Commission will be going on a bus tour Wednesday and all are welcome to go along. This will hopefully provide visuals to be used in a contextual relationship to determine what is liked or disliked in design considerations for the Town.
- Agenda items 1 and 2 have been withdrawn.
- Smith, Seckman, and Reid have been released to begin the sewer study and there should be details presented in August.

Old Business

Commissioner Halvorson asked for an update on the potential variance requests relating to the overhead electrical lines and the cost projections to go underground with those; and if it will need to be voted on.

Mr. Langeliers stated that the information received by Staff is that it would not cost an exorbitant amount to bury a feeder line; possibly a cost of approximately \$ 80 per foot. He noted that it would require a vote and can, at this Commission's direction, be an item on next month's agenda. It was agreed by this body to be considered on next month's agenda.

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Commissioner Halvorson asked where we stand on the Pecan Hills pond issue, and Mr. Langeliers stated that the Town has entered into an agreement with a firm to obtain an ARAP permit, develop a design, and perform the work. A scope has been received with an approximate time frame of 30 days to receive the permit, then begin the project within 45 days. Mr. Langeliers stated that the property owners will also have an opportunity to review the design and, when all have agreed on a workable design, the Town's attorney will have an agreement indicating the work to be performed to complete the project that will be executed by all parties involved.

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Commissioner Franks asked Mr. McNeill what was determined about the traffic deterrent requested in Pecan Hills. Mr. McNeill stated that a calming device / speed hump was recommended for that area; however, when meeting with the homeowners, he noted that there was resistance to installing such a device and it became a "no push" issue.

**PRELIMINARY PLATS – RESIDENTIAL:**

**Item 1 - The Club at Pleasant Creek, Phase 1,** containing 2 lots on 22.8 acres located on Lewisburg Pike.

WITHDRAWN

**Item 2 - The Club at Pleasant Creek, Phase 2,** containing 3 lots on 18.37 acres located on Lewisburg Pike.

WITHDRAWN

**FINAL PLAT – NON-RESIDENTIAL:**

**Item 3 - Tollgate Village, Section 20,** containing 3 lots on 12.66 acres located on Tollgate Boulevard and Columbia Pike.

Mr. Langeliers reviewed the report, recommending approval pending the final approval of the grading, drainage and erosion control plans and the posting of the following performance bonds (Irrevocable standby letters of credit):

1. Roads, drainage and erosion control (\$ 300,000);
2. Sewer collection system (\$ 400,000); and
3. Recordation of all necessary easements to provide for the provision of sewer service.

Mr. Langeliers explained that two (2) of the lots in this section were previously approved by separate plat, but not yet recorded. When the third lot was requested, it was preferred that the recordation be for all three (3) lots on one plat, rather than three (3) separate plats with one (1) lot each. This section has been reviewed previously by this Commission and this plat could show slight modifications to the lot lines to allow for drainage.

After further discussion, Commissioner Benson made a motion to accept and approve Staff's recommendation. Commissioner Halvorson seconded the motion.

Commissioner Ross noted a discrepancy in the agenda and Staff report stating "... 3 lots on 12.66 acres ..." and the actual plat stating "... 9 lots on 12.77 acres ..." and asked for clarification.

John Goff, representing the applicant, explained that Section 20 covered from Columbia Pike up to the round-about and it was approved by this body approximately 18 months ago. The medical center became the three (3) lots in the center and in order to consolidate the area, nine (9) lots were made out of this entire section for a total of nine (9) lots and 12.77 acres. Discussion continued regarding the changes from the originally approved section and those currently submitted. There was also concern noted due to conflicting information on the application filed and the plat submitted, and any difference in fees that could be due.

It was decided the file should be reviewed and the Commission would come back to this agenda item when the file was delivered.

**FINAL PLAT REVISIONS – RESIDENTIAL:**

**Item 4 - The Fields of Canterbury, Sections 1A, 1B, and 2,** containing 4 lots located on Westerham Way.

Mr. Langeliers reviewed the report, recommending approval of the proposed revisions to this plat with the understanding that all previous plat stipulations remain in place. Mr. Langeliers reviewed the various revisions to this plat, orientation of the proposed homes on the lots, and the open space.

Commissioner Ross made a motion, seconded by Commissioner Franks, to accept and approve Staff's recommendation. The motion passed by unanimous vote.

**Item 5 - Evergreen Ridge, Lot 3,** on 15 acres located at 1840 Bittersweet Trail off Evergreen Road.

Mr. Langeliers reviewed the report, recommending approval of the revised plat.

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

**Returning to**

**Item 3 - Tollgate Village, Section 20**, containing 3 lots on 12.66 acres located on Tollgate Boulevard and Columbia Pike.

After reviewing the file along with the submittal, Mr. Langeliers explained that the "3 lots" was the information provided by the applicant on the application form; and the actual plats were submitted to the office later that day. He did state that this section has been previously approved with the Letters of Credit based on the entire section and therefore covered. Mr. Langeliers suggested, if approved, there be a contingency that any difference in fees be paid due to the difference in the number of lots.

Commissioner Benson made a motion, seconded by Commissioner Ross, to accept and approve Staff's recommendation with the above noted contingency. The motion passed 4 - 0 - 1, with Commissioner Franks recusing herself.

**OTHER:**

**Item 6 - Subdivision Regulations.**

Mr. Langeliers stated that the Public Hearing will be advertised for next month's meeting, and a vote will be taken by this body. The latest modifications and suggestions were discussed. Mr. Langeliers did impress upon this Commission that these regulations are very dynamic and will only require a vote from this body to make any changes or modifications as this Commission deems necessary.

**Item 7 - Plan of Services for Parcels Requesting Annexation.**

Mr. Langeliers reviewed the report, noting that the exhibit indicating the specific parcels to be annexed is still being worked on. It will primarily include everything south of Thompson's Station Road East in the Town's Urban Growth Boundary over to Lewisburg Pike, which is the eastern edge of the Urban Growth Boundary.

Discussion continued regarding reasons for annexation, potential for retail at the nursery, address changes, etc.

Commissioner Franks made a motion to accept and recommend for approval Resolution 07-002 to the Board of Mayor and Aldermen. Commissioner Benson seconded the motion, which passed unanimously.

**UPDATES FROM STAFF:**

Mr. Langeliers made the following updates:

- He and Mr. Goetsch met with the Tennessee Municipal League for the annual insurance meeting.
- There was a meeting with the various utility providers regarding Critz Lane, and each property owner will be contacted when the right-of-way documentation is received from Collier Engineering. A tree inventory was conducted by Staff and an arborist will be consulted regarding same. Agreement packages will be distributed to detail any repairs and / or replacements needed to each property owner.

**NEW BUSINESS:**

There was none at this time.

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There being no further business, the meeting was adjourned at approximately 8:10 p.m.

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

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

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