

Town of Thompson's Station
Municipal Planning Commission
Minutes of the Regular Meeting
Held On September 17, 2007

Commission Members Present

Brown Daniel, Chairman
Sarah Benson
Nina Cooper, Vice-Chair
Marcia Franks
Millie Halvorson

Staff Members Present

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

The regular meeting of the Municipal Planning Commission was called to order on September 17th, 2007, at approximately 7:00 p.m., at the Thompson's Station Community Center with the required quorum. Commissioners Tom Evans and George Ross were unable to attend.

Minutes:

The minutes of the August 20th, 2007, meeting were previously submitted and were considered for approval.

Commissioner Halvorson referenced under agenda item 4 (Joydale in The Reserve at Callie) that she had asked specifically about buffers and tree removals, which was alluded to; however, she asked that the representative's response be included when he stated that there would be a fifty foot (50') buffer between the existing subdivision and the new proposed subdivision. She stated that he also indicated no trees would be removed except to allow the building of the homes and driveways. Commissioner Halvorson requested this be added into the minutes since she did not see it referenced on the site plan submitted.

Mr. Langeliers noted that he did not recall the statement regarding the fifty foot (50') buffer since a fifty foot buffer is not required and that it could have been the rear setback that was referenced. He pointed out that this Commission will have another opportunity at the final plat stage to review for those details; however, the recording will be checked.

Commissioner Franks made a motion to approve the minutes, seconded by Commissioner Halvorson, and passing unanimously.

Staff Announcements:

Mr. Langeliers made the following announcements:

- The pour was finished for the main pump station and that project is proceeding close to the projected target dates.
- A Special-Called Board of Mayor and Aldermen meeting has been scheduled for September 25th to address a few ordinances.

- Relating to continuing education classes, there is an MTAS class on annexation issues on September 25th if any of this commission would like to attend.
- A landscape seminar on October 16th could also be considered.
- We did not get the grant applied for the Transportation Enhancement Program and will be re-submitting for next year.

Old Business:

Ordinance 07-011 to Zone as Low Intensity Certain Territory within the Corporate Boundaries of the Town of Thompson's Station, Tennessee, Pursuant to Annexation and Incorporation.

Mr. Langeliers explained that when this body considered and recommended the Plan of Services of the proposed properties to be annexed, that the zoning was also being recommended. However, counsel has advised that it is more appropriate to separate the annexation ordinance from the zoning ordinance; therefore, for clarity purposes, this zoning ordinance is being presented for this Commission's review and consideration.

Commissioner Benson made a motion, seconded by Commissioner Franks, to accept and approve Ordinance 07-011. The motion passed by unanimous vote.

Mr. Langeliers referenced a request for a non-agenda item, Tollgate, Section 20, Minor Revision to the Final Plat, distributing plat copies to the Commission. He explained that a survey mistake was made on the previously submitted (and recorded) plat and the plat presented tonight is to correct that error. Should this Commission choose to consider this item, Staff would recommend approval subject to the payment of fees for the lots affected. The developer expressed some urgency relating to this request; therefore, not wanting to wait to submit for next month's meeting.

The Commission chose to consider this non-agenda item.

Commissioner Benson made a motion to accept and approve Staff's recommendation. Commissioner Cooper seconded the motion, which passed 4 - 0 - 1, with Commissioner Franks recusing herself.

Public Hearing:

Chairman Daniel opened the public hearing for the following item, which was advertised on the Town website, postings around Town, and in the September 2nd, 2007 edition of the *Williamson AM* newspaper:

A. Subdivision Regulations.

There being no one wishing to speak, the public hearing was closed.

BONDS:

It was decided to consider all the bonds collectively, after Staff's review and recommendations as follows:

Item 1 - Tollgate Village, Section 1, totaling \$ 162,960 to expire 9/30/07.

Recommendation: **Reduce to \$ 100,000.**

Item 2 - Tollgate Village, Section 2, totaling \$ 154,050 to expire 9/30/07.

Recommendation: **Reduce to \$ 90,000.**

Item 3 - Tollgate Village, Section 3, totaling \$ 106,392 to expire 9/30/07.

Recommendation: **Reduce to \$ 65,000.**

Item 4 - Tollgate Village, Section 4, totaling \$ 150,315 to expire 9/30/07.

Recommendation: **Reduce to \$ 90,000.**

Item 5 - Tollgate Village, Section 9, totaling \$ 305,000 to expire 10/10/07.

Recommendation: **Reduce to \$ 180,000.**

Commissioner Benson asked what type of bonds these are, and Mr. Langeliers replied that they are Grading, Drainage, and Erosion Control bonds for the roadways.

Commissioner Benson made a motion, seconded by Commissioner Cooper, to accept and approve Staff's recommendations on the reduction of the bonds as presented. The motion passed 4 - 0 - 1, with Commissioner Franks recusing herself.

SITE PLANS - NON-RESIDENTIAL:

Item 6 - Kroger Store, located in Heritage Commons, lot 7, at 4726 Traders Way.

Mr. Langeliers reviewed the report, recommending approval subject to the posting of a performance bond in the amount of \$125,000 insuring the proposed landscaping improvements.

Randy Perry, with Perry Engineering representing the applicant, requested approval of this site plan. He gave a brief over-view of the proposal with a depiction presented to the Commission.

Discussion followed relating to landscaping, sidewalks, and irrigation with the consideration of a water re-use program.

Commissioner Cooper referenced the number of curb cuts proposed on Thompson's Ridge Road, asking if one (1) of them could be eliminated. Mr. Perry indicated the curb cut in the center is their main entrance.

Mr. Langeliers pointed out that the number of curb cuts was previously approved on the overall site plan for this development, with those proposed on this project making the total allowed on Thompson's Ridge Road.

Discussion continued regarding the number of curb cuts indicated for this proposal, and the number of truck deliveries (which are generally at night).

Chairman Daniel stated that the number of curb cuts was previously restricted specifically for this development due to the schools and he thinks this Commission has held to that restriction. He noted that the curb cuts shown on this proposal total up to the maximum allowed; therefore, he is not opposed to the curb cuts shown since it meets this body's previous requirement.

Mr. Langeliers added that, under the previously approved preliminary site plan for the development, the developer would have technically been allowed to begin grading and have already made the curb cuts. He noted that Heritage Commons is mainly a commercial development and is not inconsistent with other commercial developments in relation to interior roads.

Discussion continued relating to the traffic flow, roadways, utilization of the traffic light, and peak shopping times.

Reference was made to the temporary Stop sign used by the schools, with Mr. Langeliers stating that it was never approved by the Town or reviewed from an engineering perspective.

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

Item 7 - Kroger Fuel Station, located in Heritage Commons, lot 3, at 4700 Traders Way.

Mr. Langeliers reviewed the report, recommending approval subject to the posting of a performance bond in the amount of \$ 125,000 insuring the proposed landscaping improvements. He stated the bond amount should be corrected to read \$ 25,000.

Paul Lo, representing the Kroger gas station, explained the concept of the proposed gas station with a kiosk for the attendant with a public unisex restroom. He showed proposed renditions of the structure and signage.

Commissioner Cooper questioned if it would be possible to design the roof with a peak similar to those indicated on the proposed store. Mr. Lo stated that this was designed by Kroger, therefore he would have to check with the corporate office before committing to that change. Commissioner Benson pointed out that this will be at the front of Heritage Commons with frontage on Columbia Highway.

After further discussion, Commission Cooper made a motion, seconded by Commissioner Benson, to defer this item until next month's Planning Commission meeting. The motion passed by unanimous vote.

PRELIMINARY PLAT – RESIDENTIAL:

Item 8 - Blackberry Estates, containing 21 lots on 31.95 acres located on Lewisburg Pike.

Mr. Langeliers reviewed the report, stating that the dedication of the open space and detention facility area is in keeping with the dedication of acceptable public use property and recommends that the Planning Commission approve this preliminary plat subject to this dedication and subject to the following being addressed in conjunction with final plat:

1. Final approval of the water plans from H. B. & T. S. Utility District inclusive of signature on the final plat;
2. Final approval of the curb cut from T-DOT inclusive of any required improvements;
3. Final approval of the septic areas from Williamson County inclusive of signature on the final plat; and
4. The posting of bonds in the form of irrevocable letters of credit for all required on- and/or off-site improvements.

Mr. Langeliers added that Staff would anticipate a fifth contingency to be as follows:

- "5. Granting of a variance from the requirement of fire flows from the present requirement of 1,000 gallons per minute to 500 gallons per minute."
... as is consistent with the Williamson County's requirements; and also consistent with lots with this amount of separation.

Mr. Moore added another condition as follows:

- "6. This will not take effect until the annexation ordinance including this parcel becomes effective, which will be thirty days after September 11th, 2007."

Leon Stanford, with Stanford and Associates - the engineering firm representing the applicant, was present to address any questions or concerns.

After further discussion, Commissioner Benson made a motion to accept and approve Staff's recommendation, including added contingencies number five (5) and six (6), and adding a seventh condition to be as follows:

- "7. Dedication of the open space and detention facility area to the Town of Thompson's Station."

Commissioner Franks seconded the motion, which passed unanimously.

OTHER:

Item 9 - Subdivision Regulations.

This item was subject to a public hearing earlier this evening with no one coming forward to speak.

Mr. Langeliers stated that the Subdivision Regulations are in order and ready for adoption. The proposal is to adopt these regulations while maintaining the specific design criteria for the Town's roadways, sewer, and stormwater. Staff would then like to return to this Commission to update as needed / necessary with appendices that would contain documentation for items such as the sewer regulations, which currently are a partial of the City of Franklin's documentation and part as adopted in an ordinance through the Board of Mayor and Aldermen; to be converted to an appendices and re-adopted through this Commission.

Mr. McNeill went over the changes made recently and explained some of the appendices, noting that the construction manual previously referenced has been removed and will be brought back as an appendix for this Commission to consider at a future date.

Commissioner Benson made a motion, seconded by Commissioner Cooper, to accept and approve the Subdivision Regulations as presented. The motion passed by unanimous vote.

Item 10 - Update By-Laws to Amend the Regular Meeting Date of the Planning Commission.

Mr. Langeliers explained the modifications previously discussed, adding a suggestion that the December Planning Commission meeting be deleted since the move to the fourth (4th) Tuesday will generally conflict with a holiday at the end of that month. He also pointed out that there are already items proposed for next month's meeting, so suggested this not be made effective until January of 2008. However, its adoption tonight will delete the December meeting; meaning the October and November, 2007, Planning Commission meetings will remain as scheduled on the third (3rd) Monday, no December meeting, and implementation of the fourth (4th) Tuesday meeting dates to begin January, 2008.

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

UPDATES FROM STAFF:

Mr. Langeliers made the following updates:

- All permits have been received for the pond in Pecan Hills, agreements executed, and work should begin in the next few days.
- The sewer project / Critz Lane project portions that were previously budgeted through Wal-Mart (with the left turn lane) will now require a loan from the General Fund to make up that short-fall.

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- Town counsel is also corresponding with Wal-Mart representatives relating to the bond money.

NEW BUSINESS:

There was none at this time.

There being no further business, the meeting was adjourned at approximately 8:35 p.m.

Signed: _____
Brown Daniel, Chairman

Attest: _____
Tom Evans, Secretary

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