

Town of Thompson's Station
Municipal Planning Commission
Minutes of the Regular Meeting
Held On October 15, 2007

Commission Members Present

Brown Daniel, Chairman
Nina Cooper, Vice-Chair
Tom Evans
Marcia Franks
George Ross

Staff Members Present

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

The regular meeting of the Municipal Planning Commission was called to order on October 15th, 2007, at approximately 7:00 p.m., at the Thompson's Station Community Center with the required quorum. Commissioners Sarah Benson and Millie Halvorson were unable to attend.

Minutes:

The minutes of the September 17th, 2007 meeting were previously submitted and were approved unanimously upon a motion by Commissioner Franks, seconded by Commissioner Evans.

Staff Announcements:

There were none at this time.

Old Business:

Commissioner Cooper asked the status of the consideration of a Town Judge. Mr. Langeliers stated that two (2) qualified people had expressed interest and submitted resumes. One individual was interviewed by the Mayor, an alderman, and Mr. Langeliers; and the second has had a change of plans and will be moving out of this area and withdrew their name from consideration. After the other alderman has an opportunity to talk with the applicant and all are in agreement, a proposal will probably be worked out with this individual. The next step will be to get a more defined relationship with the Williamson County Sheriff's Department to designate officers to the Town, which will also be budgetary in what we can afford. It has been brought to Staff's attention that the fines and court costs, after giving what is due to the State, may not pay for this Town Judge. Staff did meet with a representative of a software company that can track the various fines, warrants, etc. and calculate what is to be sent to the State. If everything works out, this could be in place by the first of the year.

Chairman Daniel noted that the Certificate of Need that was appealed for the HCA hospital in the City of Spring Hill was denied today; which could have an impact on Thompson's Station.

BONDS:

Item 1 - Heritage Commons.

Mr. Langeliers reviewed the report, noting that Staff is not comfortable reducing the existing bond amounts and recommends that the existing amounts be maintained. Staff is also recommending that the section LOC's be combined into single LOC's in the amount of \$60,000 for roads, drainage and erosion control improvements; and \$50,000 for sewer collection system improvements. These amounts would be for the entire development, sections one and two combined.

Mr. Langeliers added that the applicant is not here tonight; however, he did speak with the applicant and they are in agreement with Staff recommendations.

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

SITE PLANS - NON-RESIDENTIAL:

Item 2 - 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 \$ 25,000.

Paul Lo, with CEI Engineering, emphasized that the gas station is very important to the Kroger development and is considered as one of the departments of the store. He presented new elevations to the commissioners, explaining the changes. The top of the canopy and top of the kiosk has had a cornice added. Mr. Lo stated their architect went on-site and, after viewing the other buildings there with flat roofs, this addition will blend in and compliment the existing structures.

Mr. Langeliers also suggested any approval be contingent on Staff approval of a sign permit meeting all sign regulation requirements.

Several commissioners agreed that the design does blend well with the overall environment of the surrounding buildings, the colors are pleasing, and appreciate the improvements of the applicant.

Commissioner Ross made a motion to accept and approve Staff's recommendation, with the added contingency of approved sign plans / permits. Commissioner Franks seconded the motion, which passed unanimously.

Item 3 - Tollgate Medical Office Plaza, located in Tollgate Village on Tollgate Boulevard.

Mr. Langeliers reviewed the report, recommending approval pending the posting of a performance bond (letter of credit) for landscaping improvements in the amount of \$ 60,000. He also added that there is a non-agenda request to combine these three (3) lots, noting that it was anticipated that there would be a change in the plat. Mr. Langeliers distributed the revised plats to the commissioners.

Heath Elder, with Littlejohn Engineering, presented a rendering of the proposed multi-use building, indicating the courtyard plaza, landscaping, etc.

Commissioner Franks requested more details / description of the landscaping since a plan was not submitted.

Discussion continued regarding parking, visibility from Columbia Pike, elevations of the two (2) and three (3) story buildings, and the proposed retail / service providers planned for the spaces.

Commissioner Franks asked if a landscape plan is not required with this submittal, and Mr. Langeliers stated that it actually should have been presented with the initial submittal and was one of his comments to the applicant. The bond amounts (letters of credit) can not be calculated without the plans and he received those yesterday.

After further discussion, Commissioner Evans made a motion to accept and approve Staff's recommendation, along with approval of the revised plat. Commissioner Ross seconded the motion, which passed 4 - 0 - 1, with Commissioner Franks abstaining.

CONCEPT PLAN REVISION:

Item 4 - Roderick Place, located at 4626 Columbia Pike on 79.90 acres.

Mr. Langeliers reviewed the report, noting that it is Staff's position that the proposed modifications do not represent a discernable departure from the overall use mix or in the overall proposed use intensities. The applicant will make a presentation regarding the modifications which will allow for the Commission to draw your own conclusions regarding Staff's assessment. If the Commission views the modifications as minor the applicant can proceed with preliminary plat preparation for phase one of the development.

Dwight Kiser, with Land Design, distributed renderings to the commission; and reviewed the differences / changes between the old and new plan. He indicated a couple of the obvious changes to be the removal of gas pumps, and that all streets within the development will remain private and not owned / maintained by the Town; also providing a data comparison table showing the differences between the original plan and the plan presented tonight.

Commissioners commended Mr. Kiser on the presentation, beautiful drawings, and consideration of parking underneath various structures.

After further discussion, Commissioner Evans made a motion, seconded by Commissioner Ross, to accept and approve this revision as a minor change to the concept plan. The motion passed unanimously.

UPDATES FROM STAFF:

Mr. Langeliers made the following updates:

- The sewer collection system is under construction.
- The pond in Pecan Hills has matting down with meanderings created, essentially having made the 'pond' disappear.

NEW BUSINESS:

There was none at this time.

There being no further business, the meeting was adjourned at approximately 8:40 p.m.

Signed: _____
Brown Daniel, Chairman

Attest: _____
Tom Evans, Secretary

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