

**Town of Thompson's Station
Municipal Planning Commission
Minutes of the Regular Meeting
Held On July 22, 2008**

Commission Members Present

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

Staff Members Present

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

The regular meeting of the Municipal Planning Commission was called to order on July 22nd, 2008, at approximately 7:00 p.m., at the Thompson's Station Town Hall with the required quorum. Commissioner Tom Evans was unable to attend.

Minutes:

The minutes of the March 25th, 2008 meeting were previously submitted and were approved unanimously upon a motion by Commissioner Benson, seconded by Commissioner Cooper.

Staff Announcements:

Mr. Langeliers made the following announcement:

- The Harpeth River Watershed Association has organized a group for the West Harpeth Basin to develop goals and strategies to incorporate into ordinances and subdivision regulations to help improve stormwater quality.

Old Business:

Chairman Daniel asked about the educational credits required of the commissioners, and Mr. Langeliers noted that the State Planning Office was keeping those records for the Town; however, Staff can check on class options.

Commissioner Benson asked the status of the feasibility / market study for the quadrant area, and Mr. Langeliers stated that the Mayor has been in contact with Randall Gross. Mr. Gross had requested a reminder in a couple of weeks, which would be this week, and Mr. Langeliers said he will send him an e-mail reminder.

LETTER OF CREDIT:

Item 1 – CVS Pharmacy, located in Heritage Commons.

Mr. Langeliers reviewed the report, recommending the release of the letter of credit.

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

REVISED FINAL PLAT – RESIDENTIAL:

Item 2 – Pecan Hills, lot 228, located at 2821 Stacey Street.

Mr. Langeliers reviewed the report, recommending approval of this plat revision.

Ronnie Brown, with Ronnie Brown Surveying representing the owner, explained the existing 'A' septic area has been modified and extended to allow the owners a four (4) bedroom home, rather than a three (3) bedroom.

Commissioner Benson asked if this will effect the construction and work done on the pond and drainageway. Mr. Langeliers noted that to be on another lot; however, all erosion and grading requirements must be adhered to when construction begins.

Commissioner Halvorson expressed concerns of several of the neighbors in Pecan Hills of that lot being buildable because of the drainage from an underground spring that was videoed previously and sent to the Town or the Williamson County Planning Department. She asked if it was approved with an engineered plan, and Mr. Langeliers stated that this subdivision was approved by Williamson County and an engineered site plan for this lot has been submitted.

Discussion continued regarding building codes requirements, drainage for the subdivision and the pond / drainageway on the adjoining lot, and drainage calculations prior to the removal of the pond.

Mr. Moore, Town counsel, pointed out that this commission could require an engineer to check the drainage calculations if the entire plat were being reviewed; however, it is already an approved subdivision, developed with lots sold, and we can only ensure that the home is built in compliance with our codes.

After further discussion, Commissioner Franks made a motion to accept and approve Staff's recommendation. Commissioner Benson seconded the motion, which passed 5 – 1, with Commissioner Halvorson voting no.

OTHER:

Item 3 – Revisions to the Sign Ordinance.

Mr. Langeliers stated that Mrs. Deats has revised the sign ordinance and Staff would like this commission to review the modifications, make a recommendation to the Board of Mayor and Aldermen to re-adopt, and any changes will be returned for this body's review next month.

Mrs. Deats reviewed the modifications and additions to the sign standards.

Discussion, questions, and concerns followed regarding fees, exempt signs, temporary signs, enforcement of this ordinance, sizes, check-lists, 'hand painted' signs, electronic signs, a possible 'Town information' sign, and the build-out percentage.

Commissioner Benson made a motion, seconded by Commissioner Ross, to recommend the adoption of the revised sign standards / ordinance, to include tonight's modifications, to the Board of Mayor and Aldermen. The motion passed by unanimous vote.

UPDATES FROM STAFF:

Mr. Langeliers made the following updates:

- the "Taste of Thompson's Station" seemed to be a success;
- Phase 1 of the sewer is hoped to begin in a few weeks; the easement agreement with the Thompson's Station Baptist Church is still pending; and
- it is anticipated that Kroger will participate with the Town in the Safe Routes to School by widening their sidewalk.

Mrs. Deats noted that the Town has received certification from the State for the special census with a certified population of 1,723; and the first public meeting for the Major Thoroughfare Plan Update was held in June, with another planned in September.

Commissioner Halvorson thanked Staff for all the work that was done for the "Taste of Thompson's Station", adding that it was a nice event and she's heard nothing but good comments.

NEW BUSINESS:

Commissioner Franks asked the status of the livestock barn property, and Mr. Langeliers stated that a demolition permit was issued and that Land Design is working on a plan, but is also waiting on the market study pending from Randall Gross.

Commissioner Franks noted that the Franklin Battlefield Symposium came to her home, talked about the relation to the Battle of Thompson's Station, and she is excited that the Battlefield Foundation is up and running.

There being no further business, the meeting was adjourned at approximately 8:45 p.m.

Signed: _____
Brown Daniel, Chairman

Attest: _____
Tom Evans, Secretary

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