

**Town of Thompson's Station
Municipal Planning Commission
Minutes of the Regular Meeting
Held On October 28, 2008**

Commission Members Present

Brown Daniel, Chairman
Sarah Benson
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
Wendy Deats, Town Planner
Lisa Stewart, Town Clerk

The regular meeting of the Municipal Planning Commission was called to order on October 28th, 2008, at approximately 7:00 p.m., at the Thompson's Station Town Hall with the required quorum. Commissioner Millie Halvorson was unable to attend.

Minutes:

The minutes of the September 23rd, 2008 meeting were previously submitted and were approved unanimously upon a motion by Commissioner Benson, seconded by Commissioner Franks.

Staff Announcements:

Mr. Langeliers made the following announcements:

- a presentation by the Harpeth River Watershed Association will be this Thursday; however, the morning meeting that was mentioned previously has been canceled;
- Staff will begin tracking the Continuing Education Units (CEU's) beginning January 2009, for the Commissioners;
- the bore is completed, the manhole set, about 60 feet of pipe put in, and hoped to be tied in to the pump station by Thursday of this week; get back-filled and out of the Baptist Church's parking lot, and hopefully get the section on the east side of the road finished this weekend;
- Planning Commission is meeting at Town Hall tonight, rather than the Community Center, due to a conflict with early voting.

Old Business:

- **Discuss when Town should assume responsibility for new infrastructure (ie: pump stations).**

Mr. Langeliers noted that Staff is working to modify the fee structure ordinance, particularly as it relates to sewer, and would like the Commission's suggestions for a particular issue. A pump station is installed in a development and brought on-line in order for the developer to sell lots; however, only a few houses are built and someone is left with paying the utilities required to run

the pump station. Should a 'pro-rata share' be considered until there is a certain percentage of build-out in the development, or what would this body suggest be considered.

Discussion followed regarding bonding, build-out options, pump stations already owned by the Town, defining when it begins paying for itself, and how other municipalities address this issue.

Mr. Moore suggested language be considered in the Subdivision Regulations re-stating that ownership of the pump station will not be accepted until connections cover the operating costs, or work out a 'shared-cost' agreement with a development.

REVISION TO SITE PLAN:

Item 1 - Country Corner Market located at 4699 Columbia Pike.

Mrs. Deats reviewed the report, recommending the Commission deny the request to expand the gas pumping station. She addressed some of Staff's concerns relating to land use, traffic circulation, and aesthetics.

The applicant, Bill Akers, was present (along with Cantor Oil representative Anthony Phillips) to offer other options for the Commission to consider. One option was to consider eliminating the four (4) parking spaces on the Thompson's Station Road West side and using that space for additional green space, along with the additional requested gas pump; also helping with the ingress / egress from the back. They're concerned that the area may be too tight for the delivery semi-trucks to navigate getting in and out. The additional gas pump will give the canopy and store a more completed look. The last canopy post will remain, giving the illusion of a pump being there; and without a gas pump, some may begin parking there.

Commissioner Evans suggested that space be utilized for parking for trucks with trailers since there is no designated space.

Commissioner Franks suggested that, rather than a gas pump for a completed look, a decorative wall or planter be considered.

Commissioner Ross asked if the additional pump is for aesthetic or financial reasons, and Mr. Phillips stated that they do not expect it to cause an increase in the volume of gas currently being sold.

Commissioner Benson reminded Mr. Akers of the suggestions and decisions made by the Design Review Commission regarding the canopy; and Commissioner Franks agreed, recalling at the first submittal, that the Planning Commission was not very pleased with the canopy either.

Commissioner Cooper pointed out that at their February submittal, this body was encouraging a more aesthetic approach; however, the applicant stated it would cost too much to change the canopy. She stated it to be a contradiction that the applicant is here now petitioning because of aesthetics. Commissioner Cooper suggested one curb cut on Columbia Pike and consider moving the gas pumps / canopy back; not adding another pump.

After further discussion, Commissioner Franks made a motion to accept Staff's recommendation and deny the request for a second gas pump. Commissioner Ross seconded the motion, which passed unanimously.

OTHER:

Item 2 - Review / Adopt the Updated Home Occupation and Residential Business Standards (Ordinance 08-019).

Mrs. Deats pointed out the changes made as suggested from last month's meeting.

Commissioner Ross made a motion, seconded by Commission Evans, to approve and recommend to the Board of Mayor and Aldermen. The motion passed by unanimous vote.

UPDATES FROM STAFF:

Mr. Langeliers noted that the bids are being accepted this Thursday for the culvert repairs on Thompson's Station Road West.

NEW BUSINESS:

Commissioner Evans asked about the fiber optic posts installed by Crystal Clear and Mr. Langeliers stated that he has contacted Crystal Clear to have them removed. They are down Critz Lane but not in front of Bridgemore Village and also not in Tollgate Village, but along Columbia Pike. Crystal Clear suggested a meeting with Staff and the developer.

Discussion continued regarding regulations that might apply, the excessive size of the posts, location in the Town's easement, and the franchise agreements.

Commissioner Franks referred to a prior situation by the same developer that put in over-head electric before getting approval / permission; and appears the same has happened in this case. She is in agreement with Staff that the posts be removed.

Commissioner Evans asked to consider an easement agreement be required showing the requested location, size, etc. to be approved prior to installation.

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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