

**Town of Thompson's Station  
Municipal Planning Commission  
Minutes of the Regular Meeting  
Held On May 19, 2009**

Commission Members Present

Sarah Benson  
Nina Cooper, Chairman  
Tom Evans  
Millie Halvorson, Vice-Chair  
Leon Heron

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 May 19<sup>th</sup>, 2009, at approximately 7:00 p.m., at the Thompson's Station Community Center, with the required quorum. Commissioner George Ross was unable to attend.

**Minutes:**

The minutes of the March 24<sup>th</sup>, 2009 meeting were previously submitted and were approved unanimously upon a motion by Commissioner Benson, seconded by Commissioner Heron.

**Staff Announcements:**

Mr. Langeliers informed the commission of a free training course offered by TDOT / MPO on May 27<sup>th</sup> that will qualify for continuing education credits.

---

Mr. Langeliers reminded everyone that the Taste of Thompson's Station festival has been re-scheduled to June 20<sup>th</sup>.

---

Mr. Langeliers indicated the resignation letter distributed from Marcia Franks, noting it will be incumbent upon the Mayor to appoint a replacement; also, stating that term will expire in December of this year.

---

Mr. Langeliers stated that he would like to schedule a meeting within the next 60 days relating to the interests and ideas for the 'Old Town' area, with a public input meeting to go over various concepts and long range planning.

---

Mr. Langeliers noted that he will be making a revision to the Staff report for agenda item # 4, the Letter of Credit for the Thompson's Station Baptist Church.

**Old Business:**

There was none at this time.

**LETTERS OF CREDIT:**

**Item 1 - WITHDRAWN - Tollgate Village, Section 20**

**Item 2 - WITHDRAWN - Tollgate Village, Section 20**

**Item 3 - Country Corner Market – expiring 6/20/09:**  
**\$ 30,000 for Landscaping.**

Mr. Langeliers reviewed the report, recommending this Letter of Credit be reduced to \$10,000 and extended for six (6) months.

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

**Item 4 - Thompson's Station Baptist Church – expiring 6/29/09:**  
**\$ 100,000 for Landscaping.**

Mr. Langeliers stated that, since Staff's first recommendation (to reduce to \$30,000), another review has been made of the area; and there are several areas that are spotty, from lack of sod being put in or the seeding has not taken. Staff is now revising the recommendation to a reduction of \$50,000 and extend for six (6) months.

Commissioner Benson asked if their detentions ponds appear to be working adequately for the erosion. Mr. Langeliers stated that an adjacent property owner has expressed the same concern and has provided the Town with documentation from Williamson County's approval of this site when it was still under their jurisdiction. Staff looked at the site plan approved through the Town and a brief review seems to suggest that some issues were not taken care of originally while under Williamson County; however, Staff has asked the Town's consulting engineer to look at it.

Discussion continued regarding the re-paving of the front area of their parking lot, replacing the landscaping on the corner, and coordination of installing a new controller in the traffic signal there.

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

**Item 5 - Heritage Commons – expiring 2/16/2010:**  
**\$ 20,000 for Sewer.**

Mr. Langeliers reviewed the report, recommending this Letter of Credit be released. The developer was asked to correct some issues at the pump station, and has completed the tasks.

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

**RE-ZONING REQUEST:**

**Item 6 - Nine (9) Parcels located on Lewisburg Pike requesting Planned Commercial Overlay.**

Mrs. Deats reviewed the report, pointing out that the applicant's submittal is for eight (8) parcels; however, after Staff's review of the area, it would leave one (1) parcel omitted from the overall zoning overlay. Staff recommends this Commission's approval and recommendation to the Board of Mayor and Aldermen.

Commissioner Halvorson questioned the proposed extension of Critz Lane through to both developments, and Mrs. Deats stated that both developers are aware that the Town would like to see Critz Lane connected and they are in agreement with same.

Discussion continued relating to the widening of Lewisburg Pike, traffic studies, and trip generations to be determined at the site plan level.

The applicant, Gerald Bucy, was here as representative of the property owners. He stated that the current owners are not interested in developing the parcels, but would like to have the requested zoning in order to market the property for development.

Concerns were addressed regarding neighboring property owners and buffering, and slopes and grading.

Chair Cooper commented that it makes sense for this zoning because of other surrounding parcels and a commercial developer may be in a position to assist the Town in getting a traffic signal at Critz Lane; and she is in favor of this request. She pointed out previous discussions about putting commercial along the Lewisburg Pike corridor.

Commissioner Heron stated that he thinks this is a proper re-zoning classification; however, would caution the applicant / developer of the timing for any sewer considering the current fiscal restraints and the Town's inability to secure funds from outside sources, insuring no misrepresentation regarding sewer availability.

**Commissioner Heron made a motion, seconded by Commissioner Benson, to accept and approve Staff's recommendation to the Board of Mayor and Aldermen. The motion passed by unanimous vote.**

**OTHER:**

**Item 7 - ZO Modification Recognizing Property / Easement Dedication for Density / Intensity Bonuses.**

Mr. Langeliers reviewed the report, recommending approval of the modification.

**Commissioner Benson made a motion to accept and approve Staff's recommendation to the Board of Mayor and Aldermen. Commissioner Halvorson seconded the motion, which passed unanimously.**

**Item 8 - Zoning for Parcels Annexed in November referendum.**

Mr. Langeliers reviewed the report, recommending the Planned Neighborhood option.

**Commissioner Heron made a motion, seconded by Commissioner Evans, to accept and approve Staff's recommendation to the Board of Mayor and Aldermen. The motion passed by unanimous vote.**

**Update From Staff:**

Mrs. Deats updated the Commission on the playground equipment, having received bids for three (3) different options that were too costly, so modifications were given back to him for a re-submittal of bids. A grant through Middle Tennessee Electric Membership Corporation's Community Program is being pursued for funding assistance and she has met with the Thompson's Station Community Association to continue working out details.

**New Business:**

Mr. Langeliers referenced a request from MTEMC to modify the Town's Subdivision Regulations to add a signature block for them on final plats. An example of their requested signature block was distributed to the commission. He noted that MTEMC indicated they would be asking all municipalities to incorporate this into the final plats.

Commissioner Heron suggested Staff research other municipalities response.

Chair Cooper asked if other utilities sign off on the plats and Mr. Langeliers replied that all but natural gas have a signature block.

Commissioner Halvorson questioned if it will hold up the process of getting a final plat, and Mr. Langeliers noted that it would depend on MTEMC, adding that he has not seen it where it did not further prolong the process. He reviewed the various signatures required.

Discussion continued regarding the reference to MTEMC's 'tree planting guidelines'.

Mr. Langeliers stated that Staff will check with the other jurisdictions and report back to this body next month.

---

Commissioner Heron stated that there was a request from a Town resident, asking if the Town would entertain constructing a skateboard park, and he wanted this commission's input.

Commissioner Halvorson noted that she thinks we need more soccer fields in this area, impacting a greater number of people than a skateboard park.

Commissioner Evans asked how much space is required for a skateboard park, and Commissioner Heron suggested the dry pond, which wouldn't be much space at all.

Mr. Langeliers pointed out the parcels in Heritage Commons owned by the Town (approximately 3 acres) and that he challenged several individuals looking for more practice fields to get with some of the soccer organizations and / or Williamson County Parks and Recreation to create fields there.

Chair Cooper asked what the liability a skateboard park would be to the Town, and Mr. Moore (Town Counsel) stated that it is essentially handled like a playground and would just be added to the Town's insurance policy.

Discussion continued regarding waivers to be signed, permits, a more buffered, secluded area rather than the Town's passive park, consideration of a 'portable' option similar to Mr. Aubrey Preston's, and suggested sites of the Lutheran property and / or behind Independence High School.

Mr. Langeliers suggested a meeting with Doug Hood, Director of Parks and Recreation for Williamson County, to work together to build soccer / ball fields.

---

There being no further business, the meeting was adjourned at approximately 8:12 p.m.

Signed: \_\_\_\_\_  
Nina Cooper, Chair

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

/las



**Town of Thompson's Station  
Municipal Planning Commission  
Minutes of the Regular Meeting  
Held On May 19, 2009**

/las