

**Town of Thompson's Station
Municipal Planning Commission
Minutes of the Regular Meeting
Held On August 25, 2009**

Commission Members Present

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

Staff Members Present

Greg Langeliers, Town Administrator
Doug Goetsch, Town Recorder
Todd Moore, Town Attorney
Wendy Deats, Town Planner
Richard King, Building Codes Official
Lisa Stewart, Town Clerk

The regular meeting of the Municipal Planning Commission was called to order on August 25th, 2009, at approximately 7:00 p.m., at the Thompson's Station Community Center, with the required quorum.

Minutes:

The minutes of the July 28th, 2009 meeting were previously submitted and were approved unanimously upon a motion by Commissioner Benson, seconded by Commissioner Ross.

Staff Announcements:

Mr. Langeliers noted that they are still finalizing things for the Phase Two (2) sewer; and the culverts on Thompson's Station Road West have been replaced and we are now waiting for the guardrails to go up to complete that project.

Old Business:

Mr. Langeliers stated that there was some question when reviewing the tape as to which plats were suspended in Tollgate Village; and it was Staff's intention that the suspension of plats would effect every plat that was covered by the letters of credit that have been repudiated by the FDIC.

Mr. Moore, Town counsel, noted that he has the notice prepared and needs to identify the specific plats that are effected.

Commissioner Heron made a motion to clarify that the Town intends to file for vacation of all parcels that are covered under the letters of credit that have been repudiated by Silverton Bank. Commissioner Evans seconded the motion.

Mr. Moore clarified that the documentation prepared is a notice of default and suspension of the plats that have been recorded and that are effected by the referenced letters of credit.

Commissioner Benson asked if it could also be clarified as to which sections of Tollgate Village are effected. Mr. Langeliers said he thought it would be sections 1 through 6, 10, 11, 20A, and 30. After reviewing the spreadsheet, Mr. Langeliers corrected the sections effected to be 1, 2, 3, 4, 10, 11, 20, and 30A.

The above motion passed by unanimous vote.

Mr. Langeliers noted that Staff will be bringing a couple of re-zonings that are reaching their expiration date based on the ordinance and one preliminary plat for this commissions review. This body will need to address these to see if they should be extended or let them lapse.

Mrs. Deats reviewed the meeting with Doug Hood, Williamson County Parks and Recreation Director, discussing opportunities for additional recreation facilities in this area and he indicated they are exploring other ways to serve the south end of the county. While they do not have anything in mind to date, they realize there's a great need on this end of the county and will continue to work on it and keep Staff apprised.

A public meeting is being planned for Tuesday, September 15th, 2009, regarding the vision of the Town Center area; and will probably at 7:00 p.m. A notice will be made in the paper, posted on our website, and confirmed with the commissioners via e-mail.

LETTERS OF CREDIT:

Chair Cooper asked if these will be considered as a whole, and Mr. Langeliers stated that, given the fact that the Town has received letters repudiating these letters of credit, an action by this body is probably not required.

Mr. Moore agreed, adding that he is drafting a letter to the FDIC regarding actions taken by the Town and will include a reference to these letters of credit as well.

Item 1 - Tollgate Village, Section 1 – expiring 9/30/09: \$ 100,000 for Failure to Comply .

Item 2 - Tollgate Village, Section 2 – expiring 9/30/09: \$ 90,000 for Failure to Comply.

Item 3 - Tollgate Village, Section 3 – expiring 9/30/09: \$ 65,000 for Failure to Comply.

Item 4 - Tollgate Village, Section 4 – expiring 9/30/09: \$ 90,000 for Failure to Comply.

Item 5 - Tollgate Village, Section 11 – expiring 10/02/09: \$ 180,000 for Roads, Drainage and Erosion Control, Landscaping, and Sewer.

SINGLE LOT SITE PLANS – NON-RESIDENTIAL:

Item 6 - Church Facility for Graceland Community Church to be located at 1669 Lewisburg Pike (map 133, parcel 010.00).

Mr. Langeliers reviewed the report, recommending approval with the following contingencies:

1. The adoption of a zoning ordinance modification to permit religious facilities within this zone prior to issuance of any permits;
2. That T-DOT approve the proposed access off Lewisburg Pike and that any improvements that T-DOT may require be either constructed or insured by an irrevocable letter of credit drawn on a viable lending institution;
3. That a letter of credit in the amount of \$ 10,000 be posted to insure that the proposed landscaping is installed per the approved plans;
4. The dedication of right of way necessary to provide for a public roadway connecting Watkins Road to Lewisburg Pike;
5. That the design of the pump and haul facility and the pumping contract is to be approved by the Town; and
6. Review by the Town's Design Review Commission.

Mr. Langeliers referenced the landscaping plan distributed, noting that there is an existing berm that was constructed with the development of Callie Subdivision; and the landscaping proposed should remove any visual impact that may be there.

Tom King, Clifton and King, LLC, representing the applicant, wanting to review a few items with the commission, as follows:

- Graceland Community Church is presently under contract to purchase this property and hope to close next week.
- They are currently in the design process for the chapel proposed to be built at the end of Watkins Drive.
- In the meantime, the church needs a place to hold services; so when this property became available, it was put under contract in hopes of converting the existing metal building into a temporary worship facility.
- The goal is to continue with the plans to build the chapel and move over the hill.

Mr. King noted that there are things that will need to be done, not only to bring the existing structure up to standards and code, but to work toward the construction of the chapel in the back. He referenced conditions under the original approval for the addition to Callie Subdivision, with one being to construct some sort of road that did not go through Callie Subdivision but will give access to Watkins Road. He indicated the original alignment proposed for the addition to Callie; however, the church is now under contract to buy the piece of property to the south, which would also line up with the ramps on to SR840. Then the question was if they wanted to make the originally proposed alignment the permanent road, or make the road perpendicular to Lewisburg Pike with the alignment of the existing SR840 ramp. The Tennessee Department of Transportation (TDOT) asked them to check with the Town to determine your preference of where the access should be located. At the present time, however, the applicant would like to use the existing drive on Lewisburg Pike and extend it to their parking area for the temporary facility. When they begin moving forward on building the chapel, it could then be utilized as a construction entrance.

Mr. King continued covering various considerations such as water availability, a pump and haul request, landscaping, and the small amount of change architecturally to the exterior.

Commissioner Benson asked how long you propose being in the temporary facility, and Pastor Ralph Duncan (with Graceland Community Church) replied 'just as quickly as they can build the new chapel'. Commissioner Halvorson asked for a time line for building the chapel, and Pastor Duncan stated that there are water and sewer issues, but estimated two (2) years.

Commissioner Ross asked, should they build the new chapel and move in to it, what the plans would be for the existing temporary facility in the metal structure. Pastor Duncan said they will consider office space and / or classrooms.

Pastor Duncan passed out an exhibit indicating two (2) road alignment options: the red line is approved and the blue line, from a safety standpoint, may be a better choice. As Mr. King stated previously, TDOT is asking for the Town's decision.

Discussion continued regarding the portables, pumping and hauling for two (2) years, and septic availability.

Commissioner Halvorson stated that she likes the original plan and it will, in the long run, be a wonderful asset for our community; however, she does have the following concerns:

- too many unknowns to be voted on as a temporary site;
- no time line for sewer and road location;
- as a gateway into the Town, she is not comfortable having portables, temporary roads, and gravel driveways in a neighborhood that has already been established for several years; and
- it is a big change from the original plan that was approved two (2) years ago.

Chair Cooper asked if there is a time frame for renovation of the existing metal building; and Pastor Duncan responded hopefully in three (3) months.

Commissioner Evans confirmed that the number of parking spaces indicated will be sufficient; and briefly touched on gravel for a less impervious area.

After further discussion, Commissioner Ross made a motion to accept and approve Staff's recommendation. Commissioner Heron seconded the motion, which passed with a vote of 4 – 1 – 1, with Commissioner Halvorson voting no and Chair Cooper recusing herself.

Item 7 - Homestead Manor, located at 4679 Columbia Pike (map 146, parcel 018.00) with 2.51 acres; and 4681 – 4683 Columbia Pike (map 146, parcel 019.01) with 46.87 acres.

Mrs. Deats reviewed the report, recommending approval; and the applicant will also need to obtain permission for all uses and improvements to the property from the Land Trust of Tennessee.

The applicant / owner, Jay Franks, distributed a site plan to the commission, explaining what they were looking at.

Chair Cooper asked about the notation for future buildings and what is planned there. Mr. Franks stated they hope to interpret the history of the building built by slaves, have activities there, and is part of the master plan. Mrs. Deats indicated that the future barn that is shown is actually not part of this request, so if the commission wants to consider approval of future buildings, it will need to be included in the motion.

Commissioner Benson wanted information on the tea room and how it will look. Mr. Franks said it will be set up in the existing home, starting out limited to probably 40 to 50 people, basically serving lunch with tea-type sandwiches; with as minimal amount of impact to the home. The plan is to use the guest house for various events.

Commissioner Evans questioned if the Land Trust will go along with these proposals, and Mr. Franks noted he feels they will be agreeable and will keep the Town posted on their response and provide documentation. He has meet with them and they suggested the tree row be trimmed to allow a better view of the house from the highway.

Commissioner Benson asked for clarification of the driveway, and Mr. Franks stated there will be one-way coming in the main drive and exit out the south side.

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

REVISION TO FINAL PLAT – RESIDENTIAL:

Item 8 - Evergreen Estates, lot 2, located at 1868 Evergreen Road on 11.68 acres. Mr. Langeliers reviewed the report, recommending approval pending signature on the plat by the Williamson County Department of Sewage Disposal Management.

The owner, Rebecca Flack, was present to address any questions or concerns.

Commissioner Benson asked where the second house will be built and how big it will be. Mrs. Flack stated that the restrictions require it to be at least a 2,500 square foot home, and will be on the north side of her existing home.

Commissioner Benson noted one of her concerns was water lines and fire safety, and Mrs. Flack stated that they are on a two inch (2") main line that runs up to that portion of her property, along with the electricity.

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

OTHER:

Item 9 - Co-Location Request from Conterra Ultra Broadband of a Dish on the Existing Tower located at 4761 Columbia Pike.

Mrs. Deats reviewed the report, recommending approval contingent on approval from the Board of Zoning Appeals at their September 8th, 2009, meeting.

Commissioner Benson asked if the addition of two (2) more dishes would effect other frequencies, such as television antennas. Mrs. Deats replied that the FCC regulates all of these facilities and they have been pre-empted from interference, environmental harms, etc. based on their regulations.

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

Item 10 - Windmill Standards.

Mrs. Deats reviewed the report, recommending this commission to approve and recommend to the Board of Mayor and Aldermen.

Commissioner Benson made a motion to approve and recommend to the Board of Mayor and Aldermen. Commissioner Ross seconded the motion, which passed unanimously.

Item 11 - Temporary Use / Event Standards.

Mrs. Deats reviewed the report, recommending approval from this commission with a recommendation to the Board of Mayor and Aldermen. She pointed out under 'Standards', there will be "findings of fact" and explained that criteria.

Commissioner Evans pointed out the suggestion at a previous meeting of checking with other municipalities of restricting bike runs based on the width of the road, and asked if Staff was able to look into that. Mrs. Deats noted that she has been able to locate only one (1) city with bike standards; and they have also met with Walk Bike Nashville and a member of the Harpeth Bike Club. They are thinking about various signs that could be posted and a flip-box containing brochures to provide information and education.

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

New Business:

Chair Cooper expressed her thanks for the new sidewalks at Heritage, and noted the questions and concerns of the parents and the crossing guard about when the crosswalk will be painted. Commissioner Halvorson, the Town's representative for the Safe Routes to School program, stated that there are more sidewalks to be installed, but the next section will need to be bid after this phase before adding the crosswalk, or we could run a risk of losing some of the grant money.

There being no further business, the meeting was adjourned at approximately 8:37 p.m.

Signed: _____
Nina Cooper, Chair

Attest: _____
Tom Evans, Secretary