

**Town of Thompson's Station
Municipal Planning Commission
Minutes of the Regular Meeting
Held On October 27, 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 October 27th, 2009, at approximately 7:00 p.m., at the Thompson's Station Community Center, with the required quorum.

Minutes:

The minutes of the August 25th, 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 a pre-construction meeting will be held tomorrow for the bid awarded for the Safe Routes to School with Sessions Paving.

Mrs. Deats stated that Staff would like to request an ordinance be considered under 'New Business'.

Old Business:

Chair Cooper asked the status of SR 840, and Mr. Langeliers stated that they have re-opened Thompson's Station Road West and has heard that they are behind schedule because of the rain / weather and environmental concerns. Commissioner Heron noted that they are still working daily, weather permitting, with most of the fill completed, concrete abutments are in on one side of the road, and they are beginning to fill and clear on the Murfrees Fork Creek.

Mrs. Deats informed the Commission that there is now a public survey on the website, and postcards will also be sent out to all the Town residents, with opportunity to rate priorities and comment on questions / concerns.

Mrs. Deats noted that Staff is getting closer on the playground equipment. The bids were opened and after referenced jobs are viewed, a company will be selected. Clifton and King (the Town's engineering consultants) are working on a site plan to make the park more usable and beneficial to the Town.

One change, as follows, came from the Board of Mayor and Alderman relating to the windmill standards: that there be no more than one (1) windmill per five (5) acre parcel. Mrs. Deats stated that this section of the code will become effective on November 3rd, 2009.

Celebration Homes was previously approved for a duplex product in the Fields of Canterbury. They have approached Staff requesting a minor modification that will not change the number of lots. They asked that, rather than have two (2) attached units, they would like to detach the units to become single family. Mrs. Deats stated this to be a concept plan that Staff is agreeable to, and wanted to bring it to this body's attention for informational purposes only and requiring no action from the Commission.

RE-ZONING REQUEST:

Item 1 - KMK Acres Property with approximately 137 acres located at 1565 Thompson's Station Road West, from High Intensity to Planned Neighborhood.

Mrs. Deats reviewed the report, recommending approval and move to the Board of Mayor and Aldermen.

The applicant, Jay Franks, informed the commission that he and his partner, Darrel Reifschneider, are putting Pleasant Creek on hold indefinitely because of the cost of the infrastructure needed on that side of Town. It would dictate the price of the product to be out of the range of the targeted audience. They have every intention, at some point, to move forward with the project and appreciate the approvals from this Commission so far.

Since then, Mr. Franks noted that they have identified a plan that they think will meet the needs of our constituents, as well as this Commission.

Greg Gamble, representing the applicant, made a power point presentation, explaining the proposed concept. The community will be called "Whistle Stop".

Commissioner Halvorson asked if a Certificate of Need will be required; and Mr. Gamble stated that an existing facility located in Franklin is allocated a total of 150 beds and are only using 120 of those. They have been discussing the possibility of purchasing the remaining allocated beds to apply toward the skilled nursing needs in this community.

Commissioner Heron stated that he will be recusing himself from this item.

Commissioner Halvorson wanted to clarify that the developer will make the road improvements to Thompson's Station Road West, and Mr. Gamble said absolutely, adding that they feel it has to be done. He also stated that they would like to work with Staff to hold a community visioning charrette on the Town Center and discuss the potential of what it could become.

Commissioner Evans stated that this is an exceptional plan and he thinks would be a real catalyst for the development of the Town Center area, and appreciates their presentation.

Commissioner Evans made a motion to approve Staff's recommendation to the Board of Mayor and Aldermen for re-zoning. Commissioner Ross seconded the motion, which passed 5 – 0 – 1, with Commissioner Heron recused.

FINAL PLAT – NON-RESIDENTIAL – MIXED USE:

Item 2 - Tennessee Equine Hospital Property with a total of approximately 5.16 acres and four (4) lots located as follows:

- lot # 1 = 1524 Thompson's Station Road West;**
- lot # 2 = 1520 Thompson's Station Road West;**
- lot # 3 = 1510 Thompson's Station Road West; and**
- lot # 4 = 1508 Thompson's Station Road West.**

Mrs. Deats reviewed the report, recommending approval.

Russell Faulk, the applicant's surveyor, was present to address any questions or concerns.

Mr. Langeliers also informed the Commission that the Town will benefit from the sewer and drainage easements received along these lot lines, having already installed a sleeve to provide sewer to the adjacent Reed property.

Commissioner Benson stated that she will be recusing herself from this item.

Commissioner Halvorson made a motion, seconded by Commissioner Heron, to accept and approve Staff's recommendation for this final plat. The motion passed by a vote of 5 – 0 – 1, with Commissioner Benson recused.

Commissioner Heron stated that he has received a lot of comments about how well the facility looks and the grand opening could have been one of the largest events so far in the Town. He did want to point out that the new owners have given the previous owner until January 1st, 2010, to remove the mobile home and vehicle on the corner lot, and get that cleaned up. They have also discussed allowing the Thompson's Station Methodist Church to use the lot for over-flow parking.

OTHER:

Item 3 - Revisions to Article II in the Town's Zoning Ordinance.

Mrs. Deats reviewed the report and the amendments so far, and addressed some of the zoning districts.

Commissioner Evans mentioned prior discussion regarding the height on commercial buildings (ie: a cupola, etc.), noting it was changed in the residential section, but not the commercial. Mrs. Deats stated that to be correct and she'll add it under "B" Non-Residential standards.

Commissioner Halvorson asked about "C" in Multi-Family stating "Architectural features may exceed the building height by 10%." and if that shouldn't be ' may not'. Mrs. Deats agreed, noting she will change it to read ' may not exceed'; and also in the Non-Residential standards.

Commissioner Benson made a motion to accept and approve the revisions to Article II, including the changes discussed tonight, and recommend to the Board of Mayor and Aldermen. Commissioner Ross seconded the motion, which passed unanimously.

New Business:

Mrs. Deats referenced Ordinance 09-019 Amending Section 5560 (Sign Standards) of the Zoning Ordinance. She explained the requested modification, being the directional sign standard, does not have enough flexibility to accommodate people who have multiple entrances and exits, internal circulation that's a little more complex, and larger sites. She would like to add a statement under directional signs as follows: "Sites with complex circulation, multiple entrances and exits, or five (5) acres or more, may be permitted additional directional signage under a sign plan." Mrs. Deats recommended that this be moved on to the Board of Mayor and Aldermen for their consideration.

After discussion, Commissioner Ross made a motion, seconded by Commissioner Benson, to approve Staff's recommendation of Ordinance 09-019 to the Board of Mayor and Aldermen. The motion passed by unanimous vote.

There being no further business, the meeting was adjourned at approximately 7:45 p.m.

Signed: _____
Nina Cooper, Chair

Attest: _____
Tom Evans, Secretary

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