

**Town of Thompson's Station
Municipal Planning Commission
Minutes of the Regular Meeting
Held On November 24, 2009**

Commission Members Present

Sarah Benson
Nina Cooper, Chair
Tom Evans
George Ross

Staff Members Present

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

The regular meeting of the Municipal Planning Commission was called to order on November 24th, 2009, at approximately 7:00 p.m., at the Thompson's Station Community Center, with the required quorum. Commissioner Millie Halvorson was unable to attend.

Chair Cooper took a moment to thank Mayor Heron for his service to this community, adding that he has done a fantastic job for the past three (3) years, and that his resignation will certainly be a loss to the Town.

Minutes:

The minutes of the October 27th, 2009 meeting were previously submitted and were approved unanimously upon a motion by Commissioner Ross, seconded by Commissioner Benson.

Staff Announcements:

Mr. Langeliers pointed out that item # 6 has been withdrawn – Cantor Oil Company site plan.

Mr. Langeliers informed the Commission that Graceland Community Church has made a request. Their site plan was reviewed a few months ago by this body and the Design Review Commission. They had asked about expanding the building by about 20 feet in length. Rather than bring the entire site plan back, it is Staff's opinion that an additional 20 feet could help some relative to the width / length ratio, and certainly isn't going to have any major impact on the parking or overall site plan. A note can be made to the file if the Commission is in agreement with this modification.

A community input meeting for the Old Town / Town Center area is tentatively scheduled for December 12th, 2009. It will be advertised when the date is set and everyone that would be impacted will be notified.

Old Business:

Chair Cooper asked about the progress of SR 840, and Mr. Langeliers stated that he is told that they are somewhat behind schedule because of the weather; but they have actually put in the girders across Thompson's Station Road West.

Commissioner Benson asked if they have made a commitment for any repairs needed, and Mr. Langeliers said yes, any they are responsible for.

Commissioner Ross questioned if a permit was issued relating to the trucks, and Mr. Langeliers stated that the Board of Mayor and Aldermen passed a resolution that covered all of that, so an action has been taken. Commissioner Benson noted the increase in the number of trucks through the Town Center area just in last few days.

LETTERS OF CREDIT:

Mr. Langeliers stated that, if counsel agrees, the first three (3) letters of credit are for the Fields of Canterbury, and could be reviewed together.

Mr. Moore, Town Counsel, stated that they can be reviewed collectively if that is the wishes of the Commission.

Mr. Langeliers reviewed the reports, with a recommendation to extend them in their present amounts for a year, but to come back and review them in six (6) months.

**Item 1 - Fields of Canterbury, Section 1A – expiring 1/03/2010:
\$ 15,000 for Maintenance.**

**Item 2 - Fields of Canterbury, Section 1B – expiring 1/03/2010:
\$ 100,000 for Maintenance.**

**Item 3 - Fields of Canterbury, Section 3 – expiring 1/29/2010:
\$ 150,000 for Roads, Drainage and Erosion Control.**

Commissioner Benson made a motion to extend the letters of credit for one (1) year and be reviewed in six (6) months. Commissioner Ross seconded the motion, which passed unanimously.

**Item 4 - Heritage Commons Day Care – expiring 1/28/2010:
\$ 12,000 for Maintenance – Landscaping.**

Mr. Langeliers reviewed the report, recommending that this letter of credit be released upon replacement of two trees indicated in the Staff report, and subsequent to the payment of any outstanding fees.

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

**Item 5 - Thompson's Station Baptist Church – expiring 12/26/09:
\$ 50,000 for Landscaping.**

Mr. Langeliers reviewed the report, recommending this letter of credit be reduced to \$25,000 and be extended for an additional year with a review in six months.

Commissioner Evans and Benson indicated areas they had noticed with drainage problems and grass not growing; and Mr. Langeliers noted it may take more topsoil to support vegetation, but it could be done for less than \$25,000.

Mr. Langeliers also addressed some detention issues that occurred between the original church site plan and their additions, and whether or not detention was lost in the process. Staff has met with the church and Doug Darby (the property owner across the street) to review the history of the detention area, and the church is proposing to add detention in the drainage-way between Columbia Pike and the church's parking area. Staff will modify the site plan approval accordingly.

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

SINGLE LOT SITE PLAN – NON-RESIDENTIAL:

~~Item 6 – Cantor Oil Company located at 1875 and 1883 Lewisburg Pike (A & D Market).~~

This item was withdrawn by the applicant.

New Business:

Chair Cooper asked if the sidewalk work being done at the Heritage schools is part of our Safe Routes to Schools money.

Mr. Langeliers stated that is part of the plan for the grant money, and after the sidewalk is complete, the crossing signals will be installed.

Commissioner Evans asked about the response to the surveys designed for the sewer grant information, and Mr. Langeliers said that it has not been very good.

There being no further business, the meeting was adjourned at approximately 7:20 p.m.

Signed: _____
Nina Cooper, Chair

Attest: _____
Tom Evans, Secretary

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