

**Town of Thompson's Station  
Municipal Planning Commission  
Minutes of the Regular Meeting  
Held On January 26, 2010**

Commission Members Present

Sarah Benson  
Nina Cooper, Chair  
Tom Evans  
Millie Halvorson  
Corey Napier  
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 January 26<sup>th</sup>, 2010, at approximately 7:00 p.m., at the Thompson's Station Community Center, with the required quorum.

**Election of Officers:**

Commissioner Benson asked if those in the position of Chair, Vice-Chair, and Secretary are willing to continue to serve; and all replied that they were willing to continue.

**Commissioner Benson made a motion to continue with the Officers as follows:**

**Chair – Nina Cooper;  
Vice-Chair – Millie Halvorson; and  
Secretary – Tom Evans.**

**Commissioner Ross seconded the motion, which passed unanimously.**

**Minutes:**

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

**Staff Announcements:**

Mr. Langeliers pointed out the following Staff achievements:

- Richard King was awarded "Middle Tennessee Codes Official of the Year";
  - Brandon Haskins has completed Grade 1 & 2 of the TDEC Collection Systems course;
  - and • Bryan King has completed Level 1 of the TDEC Erosion Prevention & Sediment Control program.
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There will be a combined meeting of the Finance and Public Works committees this Thursday, January 28<sup>th</sup>, at 6:00 p.m.

**Old Business:**

Mr. Langeliers stated that Phase 1 of the Safe Routes to School project has been completed and there has been a final walk-through. Phase 2 is still in the planning stages and a meeting is scheduled with the City of Spring Hill and Tanyard Springs Subdivision to consider a connection with them.

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Mr. Langeliers noted that an appointment to the Planning Commission (to fill Brown Daniel's vacancy) should be addressed at the next Board of Mayor and Aldermen meeting.

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Middle Tennessee Electric is still requesting a signature block on our plats and Staff is of the opinion that it will actually be similar to the signature blocks for the other utilities. Mr. Langeliers added that the City of Brentwood and the City of Fairview have modified their Subdivision Regulations to add the signature block, and Williamson County, Franklin, and Nolensville are in the process of considering to do so. Staff will continue to monitor the progression and will keep the Commission informed.

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Chair Cooper addressed the new stop sign posted at the Heritage schools crosswalk along the new sidewalk and that it's small, noting that some drivers are going on through without observing the stop sign. She was concerned if a standard stop sign was needed or if there is any liability for the Town. Mr. Langeliers stated that, per the plan, a stop condition was not supposed to be located there. Mrs. Deats also pointed out that underneath the small 'STOP' is the wordage "if children are present", which all agreed is still confusing. It was also noted that since the installation of the flashing school zone lights, the decrease in speed should help improve the awareness of drivers.

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Commissioner Evans asked if Cantor Oil would be coming back to this body with their proposal on Lewisburg Pike. Mr. Langeliers stated there to be some issues relating to a curb modification but that Staff is still working with them.

Commissioner Evans also pointed out from Cantor Oil's previous project on Columbia Pike, that it was discussed that they would keep the seating area; however, they did not, eliminating an area to sit and have coffee, and basically a small meeting place, that he considers part of the fabric of the community. He would like Staff to encourage them to keep a seating area to have a place for the local neighbors to have coffee and meet.

Mr. Langeliers stated that it was his understanding that it was Bill Akers' intention to keep the seating area when he bought the market on Columbia Pike; however, he sold it to Cantor Oil, who obviously did not follow through with the same plan.

Commissioner Evans asked that it be emphasized to Cantor Oil how important these meeting places for coffee / snacks are for the residents, and encourage them to help maintain the cultural component of that area.

Commissioner Benson pointed out also that the previous project was submitted as "Country Corner Market" and is now referred to by a number of Serv-N-Go's; and mentioned that others have expressed the same concern relating to the seating area.

**LETTERS OF CREDIT:**

**Item 1 - Fields of Canterbury, Section 2 – expiring 3/02/2010:  
\$ 50,000 for Maintenance.**

Mr. Langeliers reviewed the report, recommending an extension in the current amount for another year.

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

**Item 2 - Bridgemore Village, Section 1A – expiring 3/03/2010:  
\$ 30,000 for Roads, Drainage and Erosion Control, Landscaping, and On-Site Sewer.**

Mr. Langeliers reviewed the report, recommending an extension in the current amount for an additional year.

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

**Item 3 - Bridgemore Village, Section 1B – expiring 3/03/2010:  
\$ 175,000 for Roads, Drainage and Erosion Control, Landscaping, and On-Site Sewer.**

Mr. Langeliers reviewed the report, recommending an extension in the current amount for an additional year.

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

**Item 4 - Kroger Store – expiring 3/06/2010:**

**\$ 60,000 for Performance – Landscaping.**

Mr. Langeliers reviewed the report, recommending that this letter of credit be reduced to maintenance in the amount of \$20,000 and be extended for six months.

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

**FINAL PLAT – RESIDENTIAL:**

**Item 5 - The Fields of Canterbury, Section 3, to Re-Subdivide approximately 11.57 acres into 60 lots, located on Westerham Way, Redwood Trail, Seven Oaks Park, and Penhurst Place.**

Mrs. Deats reviewed the report, recommending approval.

Mrs. Deats also wanted to make the Commission aware of a separate issue regarding two (2) landscape planters that used to be fountains. According to the developer, the cost was too high to maintain the fountains and pipes had broken under the roadways a few times that had to be fixed. Because of the costs and maintenance issues, the developer filled the fountains in with dirt and landscaped them. She distributed the landscape plan for the Commission's review. Mrs. Deats stated that Staff has received some e-mails from the residents voicing their concerns. The developer has, since then, met with the homeowners in the subdivision and reported back to Staff that they now think everyone is in agreement on the modification from fountains to landscape planters. Mrs. Deats informed the Commission that when the final plat was approved, there were no conditions of approval that they would have to remain fountains, and nothing in the Town's Zoning Ordinance stating they must remain fountains. Staff is making this body aware of the change and the number of concerns raised by the homeowners, and asking for the Commission's opinion.

Mr. Langeliers pointed out that the developer filled the fountains in before approaching any of the homeowners there, or Town Staff. Some expressed concerns regarding other amenities that were 'promised' that could now be changed, taken away, or never come to fruition.

Henry Ryan, of 1009 Becket Circle in the Canterbury subdivision, stated that the homeowners were not given a choice. Someone showed up early one morning in the rain and had the fountain filled in a few hours. He said that it was built as a fountain, so considering the height plus the landscaping, you won't be able to see through it. Mr. Ryan stated a four-way stop with a few trees would have been better.

Commissioner Ross asked if Staff has checked if there will be a problem with sight distance when the landscaping begins to grow and bloom, and Mr. Langeliers said that Staff has talked with them about it. However, he pointed out that the property in the round-about is technically Home Owners Association property and is governed under a private agreement between the

homeowners and the developer, which is typically controlled by the developer until a certain percentage of build-out occurs in the subdivision. Staff asked for a landscape plan, indicating sight distance to be the biggest issue right now as it relates to the health, safety, and welfare of the residents; and to ensure that there are no sight impediments.

Commissioner Ross noted that, in his opinion, the developers poor design and / or execution of maintenance is not a good excuse to eliminate an amenity that was existing when homeowners bought in there.

Mr. Langeliers pointed out that there are similar issues and complaints also in Tollgate Village and Bridgemore Village relating to a lack of enforcement or involvement from their Home Owners Associations.

Discussion continued relating to consideration of a letter of credit since it is now a landscaping project, changing regulations regarding open space / right of ways, and how the Home Owners Associations are using the dues collected.

Mr. and Mrs. Ryan also stated that the developer is now allowing hunters in there and shots were fired near their home while their children were outside playing.

Commissioner Evans told them they could contact TWRA, but the developer should have the courtesy to communicate better with the residents in his development; otherwise, he's creating ill-will that could hinder how his development may / may not prosper.

Mr. Moore, Town Counsel, stated that he will check into it, but he thinks the Town can have a regulation relating to some limitations of hunting / firearms within the Town's limits.

Chair Cooper reiterated that this change and landscape plan was presented to the Commission as a courtesy, and Mr. Langeliers agreed, adding that Staff will monitor the traffic flow and sight / safety issues.

After further discussion, Commissioner Evans asked Staff to write a letter to the developer to make him aware of the hunting that's going on so close to homes that are occupied. Commissioner Napier agreed that clear communication with the developer on these two (2) topics could go a long way.

Commissioner Halvorson asked if they should consider tabling this request until the developer is contacted; and Mr. Langeliers argued that these are two (2) separate issues and this particular agenda item is one that would be good for the homeowners.

Commissioner Benson questioned why the applicant didn't care enough to have someone here for their request tonight; and Mrs. Deats stated that the developer asked if they could not be present at the meeting because of the cost of sending someone from out of town. Commissioner Ross then pointed out that they passed up their opportunity to address this Board; and Mr.

Langeliers said that the applicant was told there is the possibility of a vote to defer until someone can be present to represent the item.

Chair Cooper stated that, relating to the density and the setbacks, she thinks that if it brings a better product, then she is good with it. She referenced the open space issue is not a lot of open space to be losing now when it will be gotten back at a later date in another location.

Commissioner Benson asked about the front-loaded garages, and Mrs. Deats stated that there is nothing to restrict them from having them and they have indicated the preference for detached garages.

Commissioner Napier stressed that there be some type of notation or transfer log relating to the open space that is being given up so that it doesn't become an issue similar to those of 'bequeathing' land for sewer, drip fields, etc. and that it can be tracked. Mr. Langeliers stated that it is part of the record, and because of an update to the Subdivision Regulations, Staff has asked each developer of Bridgemore Village, Fields of Canterbury, and Tollgate Village to plat the proportionate amount of open space to the number of lots that are there. This is being done in conjunction with getting the drip field areas that are ultimately required for the water reuse.

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

**New Business:**

There was none at this time.

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There being no further business, the meeting was adjourned at approximately 8:20 p.m.

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

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

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