

**Town of Thompson's Station
Municipal Planning Commission
Minutes of the Regular Meeting
Held On March 23, 2010**

Commission Members Present

Sarah Benson
Nina Cooper, Chair
Tom Evans
Millie Halvorson
Roger Nixon
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 March 23rd, 2010, at approximately 7:00 p.m., at the Thompson's Station Community Center, with the required quorum. Commissioner Corey Napier was unable to attend.

Minutes:

The minutes of the January 26, 2010 meeting were previously submitted and were approved unanimously upon a motion by Commissioner Evans, seconded by Commissioner Ross.

Staff Announcements:

Mrs. Deats noted that the census has been delivered and Staff would like to encourage everyone to fill it out and send it back in as soon as possible.

Mr. Langeliers informed the commission of a joint resolution with the City of Spring Hill passed by the Board of Mayor and Aldermen to request a proposed interchange off I-65 be moved into an earlier horizon in hopes that a study will be conducted sooner.

(Commissioner Benson arrived at this time.)

Chair Cooper asked if there was discussion regarding the Town getting any tax revenues from any retail that could have occurred on the property that the Town may be giving up. Mr. Langeliers stated that it was discussed briefly and, depending on where the new interchange might be located, there is still potential for the Town to have a similar amount of property on one of the interchange quadrants; but there are still several factors to be considered.

Old Business:

There was none at this time.

LETTERS OF CREDIT:

**Item 1 - Community First Bank and Trust – expiring 4/08/2010:
\$ 10,000 for Landscaping.**

Mr. Langeliers reviewed the report, recommending this letter of credit be released.

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

**Item 2 - Bridgemore Village, Section 2A – expiring 4/24/2010:
\$ 40,000 for Roads, Drainage and Erosion Control; and
\$ 20,000 for On-Site Sewer.
\$ 60,000**

Mr. Langeliers reviewed the report, recommending this letter of credit be extended in its current amount for another year.

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

RE-ZONING REQUEST:

**Item 3 - Hoodoo Spirits with approximately 57 acres located at 4410 Harpeth School Road,
from Low Intensity to Specific Plan District.**

Mrs. Deats reviewed the report, recommending the project be moved to the Board of Mayor and Aldermen for review and action.

Kevin Estes, engineer with Dale and Associates, representing the applicant, Heath Clark (Chief Operating Officer of Hoodoo Spirits) thanked Staff for their time and help. He explained the proposed intention for the property / project.

Discussion continued regarding the following:

- ~ second parcel proposed to be acquired for buffer and growing crops to be used in the product;
- ~ brief description of the cooling process;
- ~ Les Watkins Road being a County road;
- ~ any vapors / odors – there is no discharge and an air quality permit is required;
- ~ combination of some type of septic system and some pump and haul;
- ~ traffic studies / signalization;
- ~ deliveries / vendors; and
- ~ local farmers receiving the spillage.

Chair Cooper and Commissioner Benson agreed that this would be an ideal location for this type of project.

Commissioner Ross 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 4 - Cantor Oil Company located at 1883 Lewisburg Pike (A & D Market).

Mrs. Deats reviewed the report, recommending approval to re-develop the project site with a new market with the following minor modifications to the site plan:

1. Remove General Grading and Erosion Control Note # 2. It is not applicable. The Town does not have a tree removal permit.
2. The curbing extending off-site for landscaping shall be modified to follow the property line. Off-site landscaping will not be approved as part of this proposal.
3. The continuous concrete curb to define ingress/egress shall be relocated to follow the southern and eastern property line. TDOT has approved the location of this curbing to reduce inconsistent traffic flow on Lewisburg Pike and Harpeth-Peytonsville Road.

She also added a few more conditions of approval as follows:

1. Prior to the issuance of grading permits, the applicant shall submit a drainage plan with all required drainage information for review and approval by the Town's consulting engineer; and
2. Prior to the installation of any lighting, landscaping, and signage, a plan must be reviewed and approved by Staff.

Discussion / questions followed regarding the below listed concerns:

- > adequate space with added curbing for tankers and trailers to maneuver;
- > potential landscape in additional curb area;
- > proposed re-alignment and 4-way or signalization at Harpeth-Peytonsville Road;
- > keep a seating area in the store to accommodate breakfast / lunch patrons;
- > maintain community atmosphere and identity.

Several commissioners suggested that maybe the owner of the project should be present to address their concerns, referencing previous issues when Cantor Oil re-built at Columbia Pike and Thompson's Station Road West (formerly Country Corner Market).

Commissioner Nixon stated that he is not in agreement with Staff's determination ".....that the project will benefit the community by improving the general health, safety and welfare of the general public." He noted that, as a consumer at the existing market, he'll go elsewhere if it's being proposed to become just another BP market.

Mr. Langeliers stated that one safety issue referenced by Staff is the improvement to traffic by curbing the corner indicated.

Mrs. Deats also pointed out that the existing structure does not meet current building code requirements, which would be corrected with construction of a new building.

Commissioner Nixon noted that the existing building would be 'grandfathered' in, so code requirements would be a moot issue.

After further discussion, Commissioner Benson made a motion, seconded by Commissioner Evans, to defer this item until the following can be addressed:

- 1. Remove General Grading and Erosion Control Note # 2. It is not applicable. The Town does not have a tree removal permit;**
- 2. The curbing extending off-site for landscaping shall be modified to follow the property line. Off-site landscaping will not be approved as part of this proposal;**
- 3. The continuous concrete curb to define ingress/egress shall be relocated to follow the southern and eastern property line. TDOT has approved the location of this curbing to reduce inconsistent traffic flow on Lewisburg Pike and Harpeth-Peytonville Road;**
- 4. Prior to the issuance of grading permits, the applicant shall submit a drainage plan with all required drainage information for review and approval by the Town's consulting engineer; and**
- 5. Prior to the installation of any lighting, landscaping, and signage, a plan must be reviewed and approved by Staff.**

The motion passed by unanimous vote.

OTHER:

Item 5 - Subdivision Regulations Updates.

Mrs. Deats asked that the commission disregard the portion relating to letters of credit and bonds and consider it next month.

She reviewed the report relating to rights-of-way after utility installation, defining subdivisions, and a plat signature block request from Middle Tennessee Electric; recommending approval of the suggested modifications.

Mr. Langeliers noted that representatives from Middle Tennessee Electric are present regarding their request for a signature block on future plats.

Tom King, with the Town's engineering firm, expressed a concern in the time frame and how long it will take to acquire a signature from someone at Middle Tennessee Electric.

Commissioner Benson made a motion to accept and approve Staff's modifications as submitted, excluding Section 2-108. Commissioner Ross seconded the motion, which passed unanimously.

New Business:

A. Modification to Municipal Planning Commission By-Laws.

Mrs. Deats explained the minor modifications indicated in the red-lined copies.

Commissioner Benson asked about the reference to her position on the Planning Commission as a member of the legislative body as referenced in Section 3: Membership. It was her understanding that she will serve throughout the duration of her four (4) year term; however, this states all terms are for a three (3) year period.

Mrs. Deats noted that would need to be another update. Mr. Moore stated that if the Town Charter is worded to indicate the duration of the four (4) year term, it would trump the By-Laws of the Planning Commission; however, it would create a discrepancy between the two (2) documents. He stated that Commissioner Benson would still legally serve as a member of the Board until a successor was appointed.

Mr. Langeliers stated that the wording can be checked and, if necessary, an action to clarify can be taken at the next Board of Mayor and Aldermen meeting.

Commissioner Ross made a motion, seconded by Commissioner Benson, to approve the modifications to the By-Laws. The motion passed by a unanimous vote.

Mr. Langeliers informed the commission that Staff is working on a bid document for the resurfacing of Critz Lane. In meeting with the Region 3 engineer for TDOT, he was encouraging relative to the possibility of receiving some 'spot funds' to change the location of the Critz Lane and Columbia Pike intersection. An exhibit should be prepared and delivered to TDOT by the end of next week and we'll have the support of the Region 3 engineer.

Commissioner Ross asked about signalization at Lewisburg Pike and Critz Lane, and Mr. Langeliers stated that the odds of it meeting the warrants are probably really low. He would like to approach Critz Lane one step at a time, and evaluate the traffic and accident data. Commissioner Ross pointed out that there has been two (2) major accidents there in less than a week.

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

Signed: _____
Nina Cooper, Chair

Attest: _____
Tom Evans, Secretary