

**Town of Thompson's Station
Municipal Planning Commission
Minutes of the Regular Meeting
Held On April 27, 2010**

Commission Members Present

Sarah Benson
Nina Cooper, Chair
Corey Napier
Roger Nixon
George Ross

Staff Members Present

Greg Langeliers, Town Administrator
Doug Goetsch, Town Recorder
Todd Moore, Town Attorney
Wendy Deats, Town Planner
Lisa Stewart, Town Clerk

The regular meeting of the Municipal Planning Commission was called to order on April 27th, 2010, at approximately 7:00 p.m., at the Thompson's Station Community Center, with the required quorum. Commissioners Tom Evans and Millie Halvorson were unable to attend.

Minutes:

The minutes of the March 23, 2010 meeting were previously submitted and were approved unanimously upon a motion by Commissioner Ross, seconded by Commissioner Benson.

Staff Announcements:

Mr. Langeliers commented on the 'Trash-ercise' event last Saturday, with six (6) participants – three (3) of those being Town Staff, a Town consultant and his son, and one other from Spring Hill.

Mrs. Deats pointed out that the census forms have been received, with a 72% participation rate, and those who have not responded may be visited by the teams training for the Census Bureau.

Old Business:

Mr. Langeliers updated the Commission on Critz Lane, noting that an ad has been placed for submittal of bid packets. This will assist in a cost estimation, with the option to turn down any / all bids; and a potential letting of the bid on May 18th, 2010.

Discussion continued regarding grant monies, 'spot funding' from TDOT, and work / materials requested in the bid.

Chair Cooper asked how quickly we could see work begin, and Mr. Langeliers stated that it should only be a couple of weeks before we see activity from the contractor after the bid is let.

Chair Cooper referenced the huge potholes on Thompson's Station Road West near the SR 840 work. Mr. Langeliers stated that Staff has been out and observed that the 'patches' and sections that are being cut out and patched by Bell Construction or Civil, are not holding. Staff will continue to monitor the road and request a time line of when TDOT expects to have heavy trucks and equipment off of Thompson's Station Road West.

SINGLE LOT SITE PLAN – NON-RESIDENTIAL:

Item 1 - Cantor Oil Company located at 1883 Lewisburg Pike (A & D Market).

Mrs. Deats reviewed the report, recommending approval should all issues be addressed to the satisfaction of the Commission.

Bill Akers, the applicant and builder, was present to address any questions or concerns, along with Anthony Phillips, Store Operator for Cantor Oil Company.

Commissioner Ross thanked them for addressing the requests for tables and a seating area. He asked if there was any way "A & D Market" could stay on the sign and Mr. Phillips stated that Cantor Oil is in the process of re-naming all their markets so that could create a conflict. Mr. Phillips pointed out that their vendors making deliveries rely on the numbers assigned to the markets. In regards to the seating area, Mr. Phillips ensured it will be put in, and will remain as long as it remains safe and profitable. He noted they have no concerns with a group having coffee in the mornings; however, at night, it could become a totally different group that may not be safe to having hanging around.

Discussion continued relating to the following:

- ~ outside picnic tables to be added to the landscape plan;
- ~ canopy lights and other lighting; and
- ~ TDOT's curb cut requirement.

Commissioner Ross made a motion to accept and approve Staff's recommendation, pending review of the drainage calculations by the Town's Engineer. Commissioner Benson seconded the motion, which passed unanimously.

OTHER:

Item 2 - Subdivision Regulations Updates.

Mrs. Deats reviewed the amendments to the subdivision regulations, indicated on red-line copies, and recommended approval.

Chair Cooper opened the public hearing.

- A. **Public Hearing** (as advertised in the April 12th, 2010 edition of the *Williamson AM* newspaper, on the Town website, and various postings in Town).

There being no one wishing to speak, the public hearing was closed.

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

New Business:

There was none at this time.

There being no further business, the meeting was adjourned at approximately 7:50 p.m.

Signed: _____
Nina Cooper, Chair

Attest: _____
Tom Evans, Secretary

/las