

**Town of Thompson's Station
Municipal Planning Commission
Minutes of the Regular Meeting
Held On May 25, 2010**

Commission Members Present

Sarah Benson
Nina Cooper, Chair
Tom Evans
Millie Halvorson
Corey Napier
Roger Nixon
George Ross

Staff Members Present

Greg Langeliers, Town Administrator
Wendy Deats, Town Planner
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 May 25th, 2010, at approximately 7:00 p.m., at the Thompson's Station Community Center, with the required quorum.

Minutes:

The minutes of the April 27, 2010 meeting were previously submitted and were approved unanimously upon a motion by Commissioner Ross, seconded by Commissioner Benson.

Staff Announcements:

Mr. Langeliers stated that there will be a Special Called Board of Mayor and Aldermen meeting on June 1st, 2010, to present the bids submitted for the paving of Critz Lane and make a decision as soon as possible.

Staff has evaluated most of the bridges and drainage structures in Town after the flood and have reported to FEMA that we do not seem to have any infrastructure that appears to be damaged in a manner that will likely require a FEMA claim. It's not absolutely certain, but is the status at this point. There are issues at the main pump station that we are making claims with the Town's insurance carrier, but that does not mean that individual property owners are not eligible for FEMA assistance.

Mr. Langeliers referenced the sinkhole repaired by TDOT on Columbia Pike (Highway 31), south of SR 840, approximately 40 feet deep. They are re-directing some of the drainage that, along with the flood, may have been part of the cause.

Mr. Langeliers stated that agenda item # 5 (Zoning Ordinance, Article IV – Parking Standards) is being withdrawn. The State is preparing a set of storm water regulations and Staff will be reviewing the draft to incorporate items relative to impervious parking options and other features necessary to be included in our parking standards.

Mrs. Deats informed the commission that the Premier Youth Football Alliance has signed a contract with the Town to begin preparing the site in Heritage Commons for practice fields. Mr. Langeliers added that the football alliance group contacted Glen Wilson, the owner of the adjacent lot, and he has agreed to allow them use of his lot also.

Commissioner Benson asked the status of the fence at the Heritage Commons pump station, and Mr. Langeliers stated that we are getting bids for the fence. Staff has cleared an area for access and are in the process of putting in a rock pad around it. We're also working on installing a by-pass to be used if needed; but we should have a cost on the fence in a few days.

Old Business:

Chair Cooper asked the status of SR 840 and if there's a deadline projected for the section at Carter's Creek Pike and Thompson's Station Road West. Mr. Langeliers stated that the various sections have never been broken out that he's aware of and is his understanding that they want to be completed by 2012.

Mrs. Deats informed the commission that the Serv-N-Go # 8 on Lewisburg Pike went before the Design Review Commission and they gave their approval of the architecture and landscaping. A grading permit has been pulled and they will be in with plans to pull their building permit.

Commissioner Benson asked if anything was mentioned about the signage and Mrs. Deats stated that it was not discussed at the DRC meeting. She did note, however, that Bill Akers (the applicant) was present and she gave him options after the meeting for retaining the name "A & D Market"; and she'll keep this commission apprised on it.

Commissioner Napier asked if there was any changes made by the DRC or suggestions, different from what was reviewed by this body; and Mrs. Deats stated that she did not think so. They did not widen the porch, the tables were shown inside, as well as picnic tables outside, and, per Staff's recommendation, modified some of the landscaping.

LETTERS OF CREDIT:

**Item 1 - Thompson's Station Baptist Church – to be reviewed 6/26/2010:
\$ 25,000 for Landscaping.**

Mr. Langeliers reviewed the report, recommending to reduce the amount to \$5,000, or release the letter of credit based on some other assurance that the applicant will correct these minor deficiencies. He stated that Staff has already received a letter from Duane Murray, on behalf of the church, stating that they will get this completed.

Commissioner Benson asked exactly which area of the church this applies to, and Mr. Langeliers stated that there are several parcels that the church has acquired since this site plan was submitted that he has kept separate from this letter of credit. This letter of credit is actually based on the landscaping plan for the new church building. In reference to the additional parcels, Mr. Langeliers noted that the church has talked about stabilizing the additional parking that appears to be washing into their storm drains.

Commissioner Benson noted the concern of the neighboring property owner with the excessive amount of drainage from the church onto this property, and was wondering if this is related. Mr. Langeliers replied that it is not.

Commissioner Napier asked about the additional parking / parcels, and Mr. Langeliers stated that he has seen the erosion from this parking area into a grate / catch basin. This area has never been shown on any site plan submitted to the Town and appears to have been some type of staging area during construction of the addition. It seems to have been re-graded with the intent of use for overflow parking with grass, then sand was hauled in; and now is being used almost every Sunday for actual parking.

Commissioner Napier noted that they keep acquiring these residences - they do not look good and are hap-hazard, with uses that are undetermined and people parking on the lawns. He stated that he has issues with the lack of effort on the part of the church to work with and keep the Town informed. If there are several outstanding issues, why are we considering a reduction in their letter of credit.

After further discussion, Chair Cooper made a motion to reduce the letter of credit to \$5,000 and extend for another year. Commissioner Benson seconded the motion, which passed 6 – 1, with Commissioner Napier voting no.

**Item 2 - Serv N Go # 7 – expiring 6/30/2010:
\$ 10,000 for Landscaping.**

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

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

**Item 3 - Fields of Canterbury, Section 1A – to be reviewed 7/03/2010:
\$ 15,000 for Maintenance.**

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

Discussion followed regarding top-coating, binder, no building activity, and detention issues.

Chair Cooper made a motion to accept and approve Staff's recommendation. Commissioner Halvorson seconded the motion, which passed unanimously.

**Item 4 - Fields of Canterbury, Section 1B – to be reviewed 7/03/2010:
\$ 100,000 for Maintenance.**

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

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

OTHER:

~~Item 5 – Zoning Ordinance, Article IV – Parking Standards.~~ **WITHDRAWN**

New Business:

Mr. Langeliers informed the commission of the announcement from the Williamson County Economic Development Counsel that Jackson National Life Insurance will be locating their regional headquarters in Cool Springs, creating around 400 jobs to start with and possibly up to approximately 750.

There being no further business, the meeting was adjourned at approximately 7:35 p.m.

Signed: _____
 Nina Cooper, Chair

Attest: _____
 Tom Evans, Secretary