

**Town of Thompson's Station  
Municipal Planning Commission  
Minutes of the Regular Meeting  
Held On January 25, 2011**

Commission Members Present

Sarah Benson  
Tom Evans  
Millie Halvorson, Vice-Chair  
Carl Hubert  
Corey Napier  
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 by Vice-Chair Halvorson on January 25<sup>th</sup>, 2011, at approximately 7:00 p.m., at the Thompson's Station Community Center, with the required quorum. Commissioner Brad Wilson was unable to attend.

**Minutes:**

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

**Election of Officers:**

**Commissioner Benson nominated by motion to elect the following officers:**

**Chair: Millie Halvorson;  
Vice-Chair: George Ross; and  
Secretary: Toms Evans.**

**Commissioner Evans seconded the motion and it passed unanimously.**

**Staff Announcements:**

Mr. Langeliers announced that items 2 and 3 (Bridgemore Village letters of credit) will be reviewed next month. The letters of credit do not actually expire until March 3<sup>rd</sup>, 2011, and Staff is meeting with the developers in the interim.

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The applicant for agenda item 5 (Thompson's Station Baptist Church) has asked that it be withdrawn.

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Mr. Langeliers also asked that agenda item 7 be heard before item 6.

**Old Business:**

There was no Old Business at this time.

**CASH BOND:**

**Item 1 - Fields of Canterbury, Section 2 – review 3/02/11:**  
**\$ 50,000 for Roads, Drainage and Erosion Control.**

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

Commissioner Evans asked about the erosion problems referenced in the past, and seem to continue to be a problem. Mr. Langeliers noted the biggest problem has been at the corner by the round-about, and they have done a lot of work to try to stabilize that with very little of it having much effect. Staff will take another look at it, adding that this is a cash bond that we will extend by action for a year; but we will have to give it back to them when we get the work done.

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

**LETTERS OF CREDIT:**

**Item 2 - Bridgemore Village, Section 1A – DEFERRED**  
expires 3/03/11: \$ 30,000 for Roads, Drainage and Erosion Control, Landscaping, and On-Site Sewer.

**Item 3 - Bridgemore Village, Section 1B – DEFERRED**  
expires 3/03/11: \$ 175,000 for Roads, Drainage and Erosion Control, Landscaping, and On-Site Sewer.

**Item 4 - Request to Replace Tollgate Village's Repudiated Letters of Credit.**

Mr. Langeliers noted that part of the reason this is on the agenda is because of some e-mails from a bank in Kentucky, and he doesn't think there is anyone here representing this item. He would recommend this item be deferred to the next meeting if it is still applicable at that time.

**Commissioner Benson made a motion to defer this item per Staff's recommendation. Commissioner Evans seconded the motion, which passed unanimously.**

**SITE PLAN – NON-RESIDENTIAL:**

**Item 5 - Thompson's Station Baptist Church - WITHDRAWN**

located at 2610, 2620, and 2624 Thompson's Station Road East – Expand Parking Lot.

**OTHER:**

**Item 7 - Bridgemore Preliminary Plat Expiration.**

Mr. Langeliers wanted to make the Commission aware that this plat has expired and that it is in the record.

**Item 6 - Comprehensive Plan.**

Mrs. Deats referenced the public input meeting held previously that summarized the goals and policies. She reviewed those through a power point presentation, suggesting the strategy be to have a complete list of questions and concerns at the February meeting to be addressed and modified as needed.

Chair Halvorson asked at what point in the Town's population would we consider our own services such as police and fire; and also when to consider establishing a Chamber of Commerce. Mr. Langeliers said that, as it relates to fire and police protection, it would probably be more of an economic issue rather than population; then could relate to commercial nodes as they develop. As far as a chamber, the Town has been approached by the Williamson County Chamber, as well as the Spring Hill Chamber. Any businesses are welcome to join either, or both.

Commissioner Hubert referenced discussion about developing a mission statement and a brochure to help promote the Town, and Mrs. Deats noted that forms of branding can be added as a goal. She stated that Staff had begun a marketing strategy previously, and the Board of Mayor and Aldermen have asked that it be moved to the forefront again.

Commissioner Benson also mentioned discussion relating to upgrading the Town website, and Mr. Langeliers stated that had been included in the past proposals, but then changes in our political dynamics changed a lot of things. Mrs. Deats noted that updating the website is also considered an implementation tool and she'll make sure it is added to the implementation strategies.

Chair Halvorson questioned if the Town has a representative working with Williamson County in regards to our major roadways, or participating to represent the Town's interest in a Major Thoroughfare Plan. Mr. Langeliers stated that he and Mrs. Deats have meet with Williamson County and are waiting on data that is being collected county-wide.

Mr. Langeliers commended Mrs. Deats on the amount of work and time she's put into getting this together – making sure it's all consistent with the Town's Zoning Ordinance and Subdivision Regulations – creating a good product from such a large task.

Mrs. Deats reminded the Commission that there will continue to be small updates to this document; for example when the 2010 census information is received, a section on demographics will be added.


**New Business:**

Chair Halvorson asked if a meeting has been scheduled regarding the plans for the park, and Mrs. Deats replied not yet. She noted that Greg Gamble is providing his services on a volunteer basis and working in his free time. Mrs. Deats has talked with Mr. Gamble and he is anxious to see this project started.

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There being no further business, the meeting was adjourned at approximately 7:54 p.m.

Signed:   
Millie Halvorson, Chair

Attest:   
Tom Evans, Secretary