

**Town of Thompson's Station  
Municipal Planning Commission  
Minutes of the Regular Meeting  
Held On February 22, 2011**

Commission Members Present

Millie Halvorson, Chair  
Sarah Benson  
Tom Evans, Secretary  
Carl Hubert  
Corey Napier  
George Ross, Vice-Chair  
Brad Wilson

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 Chair Halvorson on February 22<sup>nd</sup>, 2011, at approximately 7:00 p.m., at the Thompson's Station Community Center, with the required quorum.

**Minutes:**

The minutes of the January 25, <sup>2011 Jan</sup>~~2010~~ meeting were previously submitted and were approved unanimously upon a motion by Commissioner Ross, seconded by Commissioner Benson.

**Staff Announcements:**

Town Staff expressed their condolences to Alderman Nina Cooper on the death of her father.

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Chair Halvorson introduced and recognized new Planning Commissioners Carl Hubert and Brad Wilson; thanking them for their willingness to serve.

**Old Business:**

Mr. Langeliers referenced the easement for the next phase of the Safe Routes to Schools program that the Town has been trying to obtain from the owners at the Advanced Auto location, noting that a signed document has been received and will be reviewed by Town Counsel.

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Commissioner Wilson asked if there were any updates on the new Tollgate Village owners and if they have met with Town Staff. Mr. Langeliers stated that they have not been in, but he has heard that they are in town. Staff did meet briefly with a sub-contractor that is supposedly going to be building in Tollgate Village and, hopefully, they will be setting up a meeting this week with Staff.

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Commissioner Wilson heard the leak may have been found at the regional sewer facility, and asked how that was going. Mr. Langeliers noted that it has been concluded that it is in the line as it breaks over the top of the berm. He talked with a group of divers out of Paducah, Kentucky, to assist in cell one, and will likely present a proposal to the Board of Mayor and Alderman. Mr. Langeliers stated that the Town has signed an agreement with BDY Environmental to provide a hydrogeological map of the area.

**LETTERS OF CREDIT:**

**Item 1 - Bridgemore Village, Section 1A – expires 3/03/11:**

**\$ 30,000 for Roads, Drainage and Erosion Control, Landscaping, and On-Site Sewer.**

**Item 2 - Bridgemore Village, Section 1B – expires 3/03/11:**

**\$ 175,000 for Roads, Drainage and Erosion Control, Landscaping, and On-Site Sewer.**

Mr. Langeliers noted that the recommendation is the same for both Bridgemore Village items and reviewed the reports, recommending that the Letters Of Credit be extended in their current amounts for one year, provided that a scope of work is identified and a contract for that work has been let or has been prepared within sixty (60) days. It is also recommended that this item be placed on the agenda for review at the April 26, 2011 Planning Commission meeting.

Commissioner Hubert asked if this will also address the on-going erosion issues. Mr. Langeliers stated that Staff has been in contact with the developer's representative about stabilizing a drain that goes to the main detention pond; and some erosion in the hillside in an adjacent section that will need to be addressed since that preliminary plat has expired. He referenced another erosion issue as your entering the subdivision on the road where the water should have been piped down to the first pond.

Commissioner Hubert referenced the two (2) property owners that have been having problems with three (3) areas that drain into their property. One of the property owners, Ryan Yarbrough of 3816 Robbins Nest Court, addressed the commission at this time. He stated that they moved in about a year ago and have come to a stalemate with the developer / builder as to a solution; and are hoping to get some action through this body. Mr. Yarbrough said that it goes right through his backyard and is very unsafe for his three (3) young children. There have been two (2) attempts at a 'band-aid fix' and he's hoping this commission can help get some resolution.

Mr. Langeliers noted that this is a drainage swale that some of is in an easement, but some is on private property; however, the easement runs through private yards that back up to each other. A couple of attempts have been made to stabilize this area, but they have failed. He thinks the problem is the characteristics of the soil, topsoil, etc. and not necessarily a design problem. Mr. Langeliers noted that it ultimately is the property owner's responsibility, but the Town is working to try to get a solution to have it fixed in a manner that will stay. The Town is currently working with the developer to try to reach an amicable solution.

Also discussed was the number of times the ponds overflowed during the May 2010 flood.

**After further discussion, Commissioner Benson made a motion to accept and approve Staff's recommendation on both Letters of Credit. Commissioner Evans seconded the motion, which passed by unanimous vote.**

**OTHER:**

**Item 3 - Comprehensive Plan: Staff to Receive Comments from Planning Commission.**

Mrs. Deats noted some changes already made, and received feedback from this commission. Some of the comments / concerns were as follows:

- emphasis on rural / pasture lands, while still encouraging commercial;
- consistency with State restrictions / regulations;
- influence on property values;
- coordinate with schools to encourage walk-ability, as well as developers of large subdivisions to donate / exchange land for schools; and
- encourage large developments to donate / exchange land for parks.

Mrs. Deats also stated that after the census information is received, she will be adding demographic information to the plan.

**Item 4 - Updates to Zoning Ordinance:**

- A. Section 1400 – Definitions; and**
- B. Section 2400 – Permitted Use Chart.**

Mrs. Deats pointed out the Definition updates for the following: assisted living facility, buffer yard, and kennel; and the modification to the Permitted Use Chart indicating the zoning districts where 'assisted living facilities' are allowed.

**Commissioner Benson made a motion, seconded by Commissioner Ross, to approve Staff's modifications, and recommend to the Board of Mayor and Aldermen. The motion passed by unanimous vote.**

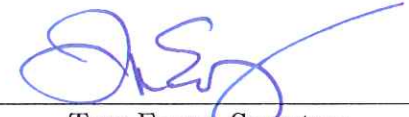
**New Business:**

There was none at this time.

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There being no further business, the meeting was adjourned at approximately 8:05 p.m.

Signed:   
Millie Halvorson, Chair

Attest:   
Tom Evans, Secretary