

Town of Thompson's Station
Municipal Planning Commission
Minutes of the Meeting
Held On March 29, 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 re-scheduled meeting of the Municipal Planning Commission was called to order by Chair Halvorson on March 29th, 2011, at approximately 7:00 p.m., at the Thompson's Station Community Center, with the required quorum. A quorum could not be met for the regularly scheduled meeting date of March 22nd, 2011.

Minutes:

The minutes of the February 22, 2011 meeting were previously submitted and were approved unanimously upon a motion by Commissioner Ross, seconded by Commissioner Napier.

Staff Announcements:

Mr. Langeliers referenced a non-agenda item that Staff would like to present to the Commission, and if they choose to hear this item, can do so now or at the end of the agenda.

Chair Halvorson suggested it be heard at the end of this agenda.

Old Business:

A. Comprehensive Plan.

Mrs. Deats noted that the Comprehensive Plan is not being brought before this body tonight due to Staff's anticipation of the non-agenda item. Staff would like the time necessary to cover any questions or changes from the Commission so will likely e-mail the red-lined version to everyone and go over any comments / suggestions at next month's meeting. Mrs. Deats will also introduce the implementation plan at that time as well.

Chair Halvorson referenced concerns raised by some of the residents in Callie Subdivision in regards to the gate at Graceland Community Church.

Mr. Langeliers noted that comments have been received from both parties – the church and the residents – and the gate has been installed; however, some are driving around it while others complain that the gate is not being kept closed. He also stated that we have given the church a temporary Certificate of Occupancy.

Commissioner Benson arrived at this time.

CASH BOND:

Item 1 - Graceland Community Church – review 4/22/11;
\$ 10,000 for Landscaping.

Mr. Langeliers reviewed the report, recommending this cash bond be extended in its current amount for one (1) year. Staff anticipates installation of the landscaping within the next couple of months.

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

LETTER OF CREDIT:

Item 2 - Bridgemore Village, Section 2A – expires 4/24/11;
\$ 40,000 for Roads, Drainage and Erosion Control and
\$ 20,000 for On-Site Sewer.

Mr. Langeliers reviewed the report, recommending that this letter of credit be extended for one (1) year also. This section has no real build-out and does not have exactly the same issues as the previous sections.

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

New Business:

Mr. Langeliers stated that Phase 2 of the Safe Routes to Schools Program needs an easement in front of the Advance Auto site (Heritage Commons) and the adjacent lot with the detention area. The Town would like to cross those two (2) lots and stub it to the City of Spring Hill's boundary. It's Staff's opinion that the State will be more comfortable with a revision to the plat, and have begun the process for that revision. Staff is requesting approval of the revised plat, contingent upon final review by Staff.

Mr. Langeliers also noted that the State has changed a statute as it relates to Municipal Planning that allows Staff to review some plats with only the signature of the Planning Secretary required. This minor revision would be an example of this change.

Commissioner Benson made a motion to accept the minor revision to the Heritage Commons plat, contingent on final review by Staff and the signature of the Planning Secretary. Commissioner Ross seconded the motion, which passed by unanimous vote.

NON-AGENDA ITEM:

Re-Zoning Request for the Ferrari Property located 2638 Critz Lane, consisting of 86.52 acres.

Mrs. Deats reviewed the report, recommending approval by the Commission and recommendation to the Board of Mayor and Aldermen.

Chair Halvorson said she appreciates all the work that Staff has done on this, but she feels like it is her duty to point out for the record that this is not in keeping with the Town's submittal process. She understands that this is a very extraordinary proposal and that extenuating circumstances have delayed this being on the agenda previously; however, she is concerned about the appearance of not being transparent and setting a precedent of hearing this item after being submitted only one (1) day before the meeting date. Chair Halvorson does agree that this proposal is compatible with the land use, and that it is at this Commission's discretion whether they would like to proceed with this request.

Commissioner Ross stated that he doesn't have a problem hearing their presentation to determine what exactly they'll be voting on. Chair Halvorson agreed, but said if the item had been posted on the agenda, there probably would have been more members of the community present that may be impacted by this proposal.

Commissioner Evans said that he shares the same sentiments somewhat regarding procedures being followed, and does realize this is a unique opportunity; however, he has concerns with the connection referenced from the Fields of Canterbury to Columbia Pike (Highway 31) when the development is finished out (approximately 1100 houses), whose traffic is currently coming out onto Critz Lane and creating traffic issues already.

Discussion continued regarding some of the following concerns:

- traffic issues with the school / young drivers (traffic study submitted and to be reviewed by Staff and the Town Engineer);
- traffic signalization; and
- trail connections.

William Hastings, Hastings Architecture and Associates, apologized for the late notice and expressed appreciation for the opportunity to make their presentation to the Commission. They have been retained by the applicant, Mars Petcare US, to design the proposed corporate campus. Mr. Hastings gave a power point presentation at this time.

Some of the following concerns were discussed:

- light manufacturing / production;
- odor / steam / exhaust; and
- number of animals / open kennels;


Mr. Hastings noted that there will be a small amount of equipment for the manufacturing / production and it will be equipment similar to what you would have in your home, such as mixers, extruders, etc. A filtering system will be used that is designed to filter the odors through the earth from exhaust hoods. Mr. Hastings said that with this being a pet-centered business, there will be cats and dogs on-site, with access to both indoors and kennels outside at the rear of the site. He referenced other facilities of theirs all over the world and they will be glad to get any additional information requested by the Commission.

It was discussed to consider some type of public input meeting or charrette, with possibly a presentation from the applicant.

After further discussion, Commissioner Ross made a motion, seconded by Commissioner Benson, to accept and approve Staff's recommendation to the Board of Mayor and Aldermen. The motion passed by unanimous vote.

There being no further business, the meeting was adjourned at approximately 8:15 p.m.

Signed: 
Millie Halvorson, Chair

Attest: 
Tom Evans, Secretary