

**Town of Thompson's Station**  
**Municipal Planning Commission**  
**Minutes of the Meeting**  
**Held On August 23, 2011**

Commission Members Present

Millie Halvorson, Chair  
Sarah Benson  
Tom Evans, Secretary  
Willis Gilliam  
Carl Hubert  
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 August 23<sup>rd</sup>, 2011, at approximately 7:00 p.m., at the Thompson's Station Community Center, with the required quorum.

**Minutes:**

The minutes of the July 26, 2011 meeting were previously submitted and were approved unanimously upon a motion by Commissioner Ross, seconded by Commissioner Hubert.

**Staff Announcements:**

There were none at this time.

Old Business: (moved to later in the meeting pending Mr. Langeliers' arrival).

**SINGLE LOT SITE PLAN – NON-RESIDENTIAL:**

**Item 1 - Site Plan Submittal for Mars Petcare & Nutro Companies: approximately 135,256 square feet of building area for four (4) buildings for Phase 1 of the Mars corporate campus to be located along Columbia Pike at Critz Lane (south of SR840) on approximately 54.4 acres; (map 145, part of parcel 003.00; 3-A-11-002).**

Mrs. Deats reviewed the report, recommending approval with additional height granted for two (2) of the buildings - the Innovation Center (50 foot maximum height to enclose the mechanical equipment and 39 feet overall height) and the Product Development Center (39 feet maximum height); and with the following contingencies:

1. Prior to installation of the landscaping, the applicant shall meet with staff to confirm location of all landscaping;
2. Prior to the issuance of building permits, the applicant shall post a letter of credit for the landscaping in the amount of \$100,000; and
3. Prior to the issuance of building permits, the applicant shall have an agreement with the Town regarding sewage from the site.

Discussion followed regarding proposed sewer, trails, entrances / driveways, and the traffic study.

Commissioner Hubert expressed concern about the small amount of separation between the proposed site and the Fields of Canterbury when they are completely built out. Mr. Langeliers stated that there is a proposed purchase of approximately 43 acres between these that is intended as a buffer.

Further discussion continued relating to the flexibility of the height standards, a contour map or grading plan, screening around the dumpsters, and fencing.

**Commissioner Benson made a motion to accept and approve Staff's recommendation, to include the additional height for the two (2) buildings as noted, and the following contingencies:**

- 1. Prior to installation of the landscaping, the applicant shall meet with staff to confirm location of all landscaping;**
- 2. Prior to the issuance of building permits, the applicant shall post a letter of credit for the landscaping in the amount of \$100,000;**  
**and**
- 3. Prior to the issuance of building permits, the applicant shall have an agreement with the Town regarding sewage from the site.**

**Commissioner Ross seconded the motion, which passed by unanimous vote.**

### **Old Business:**

Mr. Langeliers stated that there really is no new news on Bridgemore Village, and it's probably time that we take some sort of action. He would recommend to go ahead and give the developer a certain amount of time to correct any deficiencies noted by the Town, or that we will pull from the letters of credit and make the corrections our self. In conjunction with that, or at the next meeting, a recommendation be made to return the letters of credit to their original amounts. Mr. Langeliers suggested a site visit to create a 'punch list' to be addressed by the developer, or call the letters of credit.

Commissioner Gilliam asked about the plans for the erosion issue behind the three (3) lots discussed at previous meetings. Mr. Langeliers stated that the Town's consulting engineer suggested a concrete bottom. Commissioner Gilliam asked where all the water will go to, noting that if it goes into the detention pond and it runs over, it will flood the Marlins. Mr. Langeliers referenced the flood in May 2010, and that has been the only time it has overflowed. Commissioner Gilliam stated that he disagrees with the engineer, saying that he thinks shot rock should be put in the eroded area, unless the detention pond is corrected. He said the Marlins have lost their pond and they feel the Town left them to deal with the developer; so now when it rains and that detention pond floods across the road, without the pond to catch it now, it will flood the Marlins' shop. Mr. Langeliers stated that, based on the information that we have available, we're hearing a different story. He does know that the Marlins made a deal with the developer to clean out their pond, but does not know any details or specifics of that agreement; and the Marlins have not approached the Town for any assistance.

Discussion continued regarding shot rock versus concrete in the eroded area of the three (3) lots. Commissioner Ross pointed out that since the culvert has been fixed on Pantall Road, it has increased the amount of water going through there. Steve Clifton, the Town's Civil Engineer, stated that we have not been able to locate as-built plans for that particular pond. As far as shot rock versus concrete, he noted that shot rock is typically used in a non-residential application that is on essentially private property with easements. The grades and rocks become a maintenance nightmare when grass begins to grow. Mr. Clifton suggested concrete, and maybe add energy dissipaters to slow the water flow; however, shot rock and rip-rap ditches are generally used on highways where there are no pedestrians or children in the area.

Commissioner Gilliam stated it to be a big issue with the residents if the flow of water is increased, and he doesn't think the pond was built to the specifications. Mr. Clifton stated that a detailed analysis can be done if the Commission so desires, along with a digital model.

**Commissioner Benson made a motion, seconded by Commissioner Gilliam, authorizing Staff to create a punch list, including additional studies on the erosion issues, and contact the developer with 15 days to complete. The motion passed by unanimous vote.**

**New Business:**

Mrs. Deats noted that the Town's Fall Festival is September 24<sup>th</sup> at the Town Park and she is looking for volunteers. There will be arts, crafts, food, children's games / activities, and the Tennessee Equine Hospital will have an open house and demonstrations.

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Chair Halvorson suggested, in an effort to be more green, that the plans be sent in a digital format rather than use all the paper in the packets. Mrs. Deats stated that she is starting to require that everything be provided digitally, so let her know who would prefer digital or hard copies.

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There being no further business, the meeting was adjourned at approximately 8:00 p.m.

Signed: Millie Halvorson  
Millie Halvorson, Chair

Attest: Tom Evans  
Tom Evans, Secretary