

Town of Thompson's Station
Municipal Planning Commission
Minutes of the Meeting
Held On October 25, 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 October 25th, 2011, at approximately 7:00 p.m., at the Thompson's Station Community Center, with the required quorum.

Minutes:

The minutes of the September 27, 2011 meeting were previously submitted and were approved unanimously upon a motion by Commissioner Ross, seconded by Commissioner Benson.

Staff Announcements:

Mr. Langeliers noted that a request has been made to consider a non-agenda item that will be brought up under New Business at the end of the meeting.

Old Business:

Mrs. Deats stated that they went to the TDOT Enhancement Grant Training last week and now have their marching orders and are ready to begin working on the grant for our trail.

Mr. Moore, Town Attorney, referenced his memorandum (distributed to the Commission) regarding a court opinion in Chancery Court, Williamson County. He considered this a good, clear specimen to serve as a reminder of standards of review, weight given to public input, etc.

REVISION TO FINAL PLAT – RESIDENTIAL:

Item 1 - Tollgate Village, Section 7; two lots located at 2000 Newark Lane (132I-E001.00, file # 1-D-11-006).

Mrs. Deats reviewed the report, recommending approval.

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

OTHER:

Item 2 - Revision to Zoning Ordinance – Article VI: Administration and Enforcement (file # 6-A-11-004).

Mrs. Deats reviewed the report and went through the amendments and modifications proposed of the Zoning Ordinance. Upon receiving a recommendation from the Commission, Staff will present the modifications to the Board of Mayor and Aldermen.

The following concerns / suggestions were discussed:

- roads, sidewalks, property access: to be shown on the site plan; and
- consider Complete Streets policy to be adopted by the Town.

Chair Halvorson opened the public hearing.

- A. **Public Hearing** (as advertised in the October 13th, 2011 edition of the *Williamson AM* newspaper, on the Town website, and various postings in Town).

There being no one wishing to speak, the public hearing was closed.

Commissioner Benson made a motion to approve the amendments to go before the Board of Mayor and Aldermen. Commissioner Ross seconded the motion, which passed unanimously.

New Business:

Mr. Langeliers asked if the Commission would hear the requested non-agenda item, proposing the division of an approximate two (2) acre property into three (3) parcels, that essentially have three (3) separate uses on them already that was reviewed on a site plan August 28th, 2010. He stated that this really doesn't change any of those uses, other than it will be required that they shrink two (2) of the mini-warehouses that were proposed on the original plan.

The Commission agreed to hear this item.

Mr. Langeliers distributed his Staff report, and the following items were discussed:

- meet required setbacks: yes;
- septic required: sewer is available; and
- fencing / landscaping required.

Commissioner Gilliam asked Staff's recommendation and Mr. Langeliers stated that Staff doesn't have a problem with the subdivision provided the contingencies in the Staff report are adhered to; and he failed to add that Staff did not receive the payment of the fees.

Discussion continued regarding:

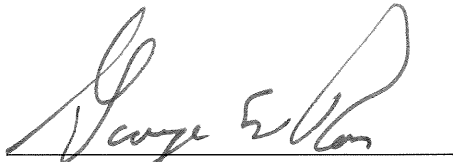
- requirements if purchased: any change of use would come back to this Commission;
- stormwater concerns to neighboring properties: Staff does not anticipate an issue;
- landscape plan: to be submitted; and
- irrigation: no.

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

Commissioner Evans asked about the letter to James Carbine that they were copied on, and Mr. Langeliers updated the Commission.


There being no further business, the meeting was adjourned at approximately 7:45 p.m.

Signed:



Millie Halvorson, Chair

Attest:



Tom Evans, Secretary

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