

**Minutes of the Meeting**  
**Of the Municipal Planning Commission**  
**Of the Town of Thompson's Station, Tennessee**  
**January 27, 2015**

**Call to Order:**

The meeting of the Municipal Planning Commission of the Town of Thompson's Station was called to order at 7:00 p.m. on the 27<sup>th</sup> of January, 2015, at the Thompson's Station Community Center with the required quorum. Members and staff in attendance were: Jack Elder, Chairman; Mike Roberts, Vice-Chair; Don Blair, Secretary; Sarah Benson, Commissioner; Ben Dilks, Commissioner; Debra Bender, Commissioner; Darren Burrus, Commissioner; Joe Cosentini, Town Administrator; Wendy Deats, Town Planner; Todd Moore, Town Attorney and Leah Rainey, Town Recorder.

**Pledge of Allegiance.**

**Minutes:**

The minutes of the November 18th, 2014 Meeting were previously submitted.

**Commissioner Benson moved for approval. The motion was seconded and carried unanimously.**

**New Business:**

**1. Amend Zoning Ordinance to adopt language for the telecommunications easement (SR215-001)**

Mrs. Deats said this item was being incorporated into Subdivision Regulation update later on the agenda and said staff would address it in that later item.

**2. Zoning Ordinance Amendment to define and prohibit "Bandit Signs"**

Mrs. Deats said this was a request from the Board of Mayor and Aldermen and staff had prepared a memo regarding the town's agreement with PlaceMakers LLC to develop a new Zoning Ordinance. Staff recommended this amendment be included in that overall Zoning project.

**Commissioner Bender moved to recommend this amendment to the Zoning Ordinance to the Board of Mayor and Aldermen.**

After discussion, Mr. Moore recommended that the Planning Commission review the amendment again between the Board of Mayor and Aldermen's First and Second readings.

**After further discussion, Commissioner Bender's motion was seconded and carried unanimously.**

**3. Amend the Zoning District from High Intensity to Commercial for the front of Tollgate Village**

Mr. Cosentini said this item was a request from the Board of Mayor and Aldermen. He said staff's recommendation was to address this as part of the overall evaluation of the Zoning Ordinance that the town was working on with PlaceMakers. He explained that, in the meantime, any townhome project wishing to locate in the front part of Tollgate require a change to the current Master Plan, which the Planning Commission could choose to approve or deny.

**After discussion, Commissioner Bender moved to schedule a work session within 30 days to discuss Zoning throughout Thompson's Station. The motion was seconded and carried unanimously.**

**4. Amendment to include Construction Etiquette**

Mrs. Deats said this item was also included in the Subdivision Regulations amendment later on the agenda.

**5. Request for Approval of Water Line Location for Whistle Stop**

Mrs. Deats said the applicant had asked to withdraw the request for secondary access and the construction entrance; stating that they have reviewed the staff report and would like to work out the remaining traffic issues before they move forward. They are also still in the process of preparing a revision to the site development plan and wanted to present that more comprehensively to the Commission this evening.

Mrs. Deats reviewed the exhibit regarding the water line location. She said the applicant was in the audience and would like to present briefly on the project.

Applicant representative Greg Gamble of Gamble Design gave a PowerPoint presentation and reviewed the project history of the Whistle Stop subdivision.

The Commission discussed fire hydrant locations, the capacity of the water line and the projected timeline for construction.

**After discussion, Commissioner Burrus moved to approve the location of the water line along Thompson's Station Road to the entrance of Whistle Stop. The motion was seconded and carried unanimously.**

**6. Homestead Manor request to revise a contingency regarding Tree Removal**

Mrs. Deats said the applicant was requesting a modification to one contingency that was placed on the retroactive approval of the tree removal; namely, that the requirement to install trees "prior to the issuance of building permits" be changed to "prior to occupancy," to allow the applicant to plant trees during a season of higher survivability and to allow for the completion of the road connection in advance of the tree installation. Mrs. Deats said staff had no concerns and recommended approval of the request.

**After discussion, Commissioner Roberts moved for approval of the request per the staff report with the modification that "tree" become the plural "trees." The motion was seconded and carried 6-1, with Commissioner Benson opposing.**

**7. Subdivision Regulations Amendments – to amend sections of Articles I, II, III IV and V**

Mrs. Deats reviewed the proposed amendments as presented in the staff report, including the addition of findings requirements for deviation requests and clarifications to language regarding: submittal and approval timelines, conditions of approval, general procedures, the incorporation of phasing plans, construction etiquette, identification of easements on plats, and more.

The Commission discussed the updates section by section. Mr. Moore noted that the public hearing would need to be held after the addition of any amendments by the Commission, so as to include those amendments in the hearing.

**After discussion, Chair Elder opened the Public Hearing.**

There being no one wishing to speak on the proposed amendments, Chair Elder closed the public hearing.

After further discussion, Commissioner Roberts moved to approve staff's recommendation with the following modifications: 1) that provisions for use of construction roads be included in Development Agreements; 2) that existing text be changed to strike the word "other" from the description of property lines in Section 3-108.1 and 3) easements be consistently referred to as "public and private" instead of "public or private," and replace "his" with "the" development in Section 3-108.1 and 4) language in section 2-101.3 be amended to say "next regularly scheduled meeting." The motion was seconded and carried unanimously.

The Commission discussed the addition of Public Comment to its regular meeting agenda.

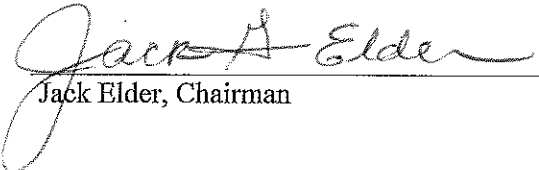
Commissioner Burrus moved to request that staff prepare an amendment to the Planning Commission bylaws to regularly include Public Comment at the beginning of its meetings, and that this amendment be included on the agenda for a vote at the next regular Planning Commission meeting.

After further discussion, the motion was seconded and carried with Commissioner Benson opposing.

**Public Comments**

Jeff Jordan of 2158 Loudenslager Drive in Spring Hill discussed the sport of disc golf and expressed a desire to see more opportunities for disc golf in the local area.

There being no further business, the meeting was adjourned at 8:10 p.m.

  
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Jack Elder, Chairman

Attest:

  
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Don Blair, Secretary