

Minutes of the Meeting
Of the Municipal Planning Commission
Of the Town of Thompson's Station, Tennessee
February 24, 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 24th of February, 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; Joe Cosentini, Town Administrator; Wendy Deats, Town Planner; Todd Moore, Town Attorney and Leah Rainey, Town Recorder. Commissioner Burress was unable to attend.

Pledge of Allegiance.

Minutes:

The minutes of the January 27th, 2015 Meeting were previously submitted.

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

Unfinished Business:

1. Update to the Planning Commission By-laws to permit Public Comment

The proposal provided for public comment to be included at the beginning of regular meetings, with a time limit of 3 minutes per speaker. The Planning Commission could require the designation of a single spokesperson in the event that there were multiple people wishing to speak on the same topic.

After discussion, Commissioner Bender moved to approve the By-laws as proposed. The motion was seconded and carried unanimously.

Public Comment:

Matthew Gary of 2700 Brenda Street discussed concerns about the financial and operational history of the town's sewer system. He distributed copies of correspondence regarding the sewer issues to the Commissioners.

2. Zoning Amendment – Amend Article VI of the Zoning Ordinance to define and prohibit “bandit” signs.

Mrs. Deats gave an update and said the Amendment had passed First Reading at the Board of Mayor and Aldermen. She said no action was required.

Commissioner Dilks moved to add two non-agenda items to the agenda: 1) the Rezoning request for the front portion of Tollgate Village and 2) the Zoning Amendment regarding Technology Easements. The motion was seconded and carried unanimously.

Added Agenda Items:

Rezoning Request for the front portion of Tollgate

Mrs. Deats discussed the item and said staff recommended that the town allow the PlaceMakers consultants to examine this requested amendment as part of their comprehensive Zoning re-write.

Commissioner Bender moved to recommend to the Board of Mayor and Alderman to change the current zoning in front of Tollgate Village Subdivision from High Intensity to Commercial and to delete the category of Live-work Units from the Commercial Permitted Use Table. The motion was seconded. After discussion, the motion failed by a vote of 5-1, with Commissioner Bender voting for it.

After further discussion, Commissioner Elder moved to recommend that the BOMA defer consideration of the rezoning request until the PlaceMakers consulting services have concluded. The motion was seconded. After discussion, the motion carried by a vote of 5-1, with Commissioner Bender opposing.

Zoning Amendment regarding Telecommunications Easements

Commissioner Dilks moved to recommend the proposed Technology Easement Zoning Amendment to the Board of Mayor and Aldermen, including the language "Private Technology Easements are prohibited where they restrict or prevent competition within subdivisions." The motion was seconded.

Mr. Cosentini said that staff's opinion was that avenues other than the Zoning Ordinance would be more appropriate for the regulation of technology easements. Mr. Moore gave examples, including the Cable and Franchise Agreement, the Subdivision Regulations, and the town's General Municipal Code, pursuant to the town's police power.

After further discussion, the motion carried unanimously.

New Business:

Letter of Credit review for Bridgemore Section 3A - \$24,500 for sewer.

Mrs. Deats said the Town Engineer had conducted a site visit and recommended that this bond be maintained for another year in its current amount, with an option for automatic renewal.

Town Engineer Steve Clifton answered questions from the Commission.

After discussion, Commissioner Roberts moved for approval of staff's recommendation. The motion was second and carried unanimously.

Letter of Credit review for Fields of Canterbury Section 4C - \$170,000 for roads, drainage and erosion control and \$44,000 for sewer.

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

Letter of Credit review for the Fields of Canterbury Section 7B - \$188,000 for roads drainage and erosion control and \$44,000 for sewer.

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

Site Plan Review – Phase 9 Fields of Canterbury Townhomes.

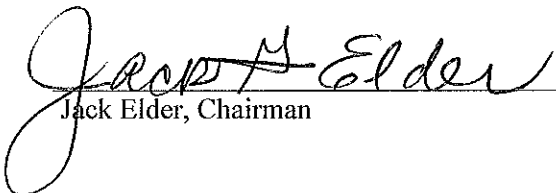
Mrs. Deats reviewed her staff report and recommended approval with the contingency that the applicant obtain approval of the landscaping and architecture from the Design Review Commission, which was scheduled to review this project on Thursday, February 26th at 2:00 p.m.

Applicant Bucky Ingram answered questions from the Commission regarding construction access enforcement.

After discussion, Commissioner Dilks moved for approval with the contingencies that the applicant obtain approval from the Design Review Commission and that the developer provide a plan for the construction routes to all active work sites, including the ones shown on this site plan. The motion was seconded and carried unanimously.

The Commission requested that staff schedule a training session regarding roundabout intersections and investigate options for cleaning up some abandoned dilapidated trailers along the west side of Columbia Pike.

There being no further business, the meeting was adjourned at 8:38 p.m.



Jack Elder, Chairman

Attest:



Don Blair, Secretary