

Minutes of the Meeting
Of the Municipal Planning Commission
Of the Town of Thompson's Station, Tennessee
February 26, 2013

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 26th day of February, 2013, at the Thompson's Station Community Center with the required quorum. Members and staff in attendance were: George Ross, Chair; Tom Evans, Secretary; Carl Hubert, Commissioner; Sarah Benson, Commissioner; Willis Gilliam, Commissioner; Brad Wilson, Commissioner; Jack Elder, Commissioner; Greg Langeliers, Town Administrator; Wendy Deats, Town Planner; Doug Goetsch, Town Recorder; Richard King, Building Official, Todd Moore, Town Attorney; and Leah Rainey, Town Clerk.

Minutes:

The minutes of the January 22, 2013 meeting were previously submitted. Commissioner Evans made a motion to approve. Commissioner Gilliam seconded. The motion carried unanimously.

Election of Officers:

Commissioner Gilliam nominated the current officers to renew their terms, with the understanding that the Chairman position would rotate at the end of 2013.

The motion carried unanimously.

Staff Announcements:

Mrs. Deats welcomed to the Planning Commission Jack Elder, who had been appointed by Mayor Napier at the last BOMA meeting.

—
Mr. Langeliers reminded everyone about the 150th Anniversary of the Battle of Thompson's Station coming up on March 9 at Homestead Manor Plantation.

Alderman and Event Co-chair Nina Cooper gave an overview of the event, which would include historians, reenactments, living history exhibits, food vendors, manor tours and more. She said volunteers were still needed and asked anyone interested to contact the Town.

Old Business:

Commissioner Evans asked for an update regarding the outcome of the Zoning work session with the Board of Mayor and Aldermen.

Mrs. Deats said she anticipated having something for the Commission to review at the March meeting.

Commissioner Gilliam asked where the town stood with regard to Forrest Landscaping.

Mrs. Deats said staff had conducted site visits and was preparing a letter to send out to the property owner, pending attorney approval. The letter would include a March 15 deadline for compliance with the approved site plan.

Commissioner Gilliam asked whether the town could levy multiple \$50 fees per day, per violation. Mr. Moore said technically yes, each separate violation could merit its own fee.

However, Mrs. Deats said, in the case of Forrest Landscaping, there is only one violation: namely, not being in compliance with the site plan. He is thus in violation of the Zoning Ordinance.

Additional landscaping and signage, the overflowing dumpster, and the other issues all boiled down to an overall non-compliance with the site plan approval.

After discussion, Commissioner Gilliam asked whether the letter would be public record.

Mrs. Deats said yes, it would.

LETTERS OF CREDIT

1. Fields of Canterbury – \$50,000 for Roads and Drainage within Section 2

Mr. Langeliers said staff recommended extending this Letter of Credit in its current amount for one year, with the stipulation that a Construction Access Plan be submitted that reduces the amount of construction traffic routed through the existing subdivision roads. He noted that the price of asphalt is higher than it was in 2005. When the access plan is submitted, the town may add a road protection bond.

After discussion, Commissioner Gilliam moved to accept staff's recommendation. Commissioner Wilson seconded and the motion carried unanimously.

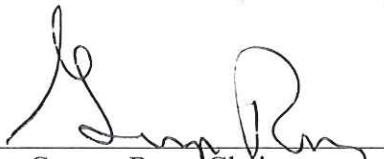
REZONE:

2. Establish zoning for approximately 50 acres proposed for annexation south of West Harpeth Road, North of West Harpeth River, East of Hunter Road as Low Intensity zoning. (File: 6-A -13-003)

Mrs. Deats said staff had received a request from a resident of Williamson County's Indian Meadows subdivision who had expressed concern that there was no zoning currently designated for the drip fields property being annexed. He asked that staff consider assigning a Low Intensity zoning to the property. She said staff agreed that would be the appropriate zoning, given the access and characteristics of surrounding property. She said staff recommended that the Planning Commission make a recommendation to the Board of Mayor and Aldermen to designate this property as a Low Intensity zoning district upon annexation.

After discussion, Commissioner Wilson moved for approval. Commissioner Benson seconded and the motion carried unanimously.

There being no further business, the meeting was adjourned at 7:25 p.m.

Signed: 
George Ross, Chair

Attest: 
Tom Evans, Secretary