

**Town of Thompson's Station  
Municipal Planning Commission  
Minutes of the Meeting  
Held On February 28, 2012**

Commission Members Present

George Ross, Chair  
Sarah Benson  
Tom Evans, Secretary  
Willis Gilliam, Vice-Chair  
Carl Hubert  
Brad Wilson

Staff Members Present

Greg Langeliers, Town Administrator  
Wendy Deats, Town Planner  
Todd Moore, Town Attorney  
Doug Goetsch, Town Recorder  
Richard King, Building Codes Official  
Lisa Stewart, Town Clerk

The regular meeting of the Municipal Planning Commission was called to order by Chair Ross on February 28<sup>th</sup>, 2012, at approximately 7:00 p.m., at the Thompson's Station Community Center, with the required quorum.

**Minutes:**

The minutes of the January 24, 2012 meeting were previously submitted and were approved unanimously upon a motion by Commissioner Benson, seconded by Commissioner Gilliam.

**Staff Announcements:**

There were none at this time.

**Old Business:**

Mrs. Deats updated the Commission on the train being built and hope to have it installed in the park by mid-March.

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Mr. Langeliers noted that MARS brought in building plans for their building units, paid the permit fees, and we are in the process of reviewing them.

**FINAL PLAT – RESIDENTIAL:**

**Item 1 - Tollgate Village, Section 12, Phase A, located on Ashmore Drive** – approximately 1.74 acres, portion of parcel 001.00 on map 132; file # 1-D-12-001.

Mrs. Deats reviewed the report, recommending approval.

Brett Smith, Ragan Smith and Associates representing the applicant, was present to address any questions or concerns.

Commissioner Wilson asked what recourse the Town has if the developer / builder does not put in a house that allows for a parking pad, yet the plat states that it has to be done.

Mrs. Deats stated they would be in violation of the building permit and approvals; and Mr. Moore, Town Attorney, added that they would not get a Certificate of Occupancy for the structure until it is corrected.

Commissioner Wilson asked if they could seek approval through someone and Mr. Moore stated they could request a variance through the Board of Zoning Appeals. Mr. Langeliers said that we would have to determine first whether they're in violation of the Subdivision Regulations or the Zoning Ordinance to determine which would be the appropriate body to grant the variance. If it's the Subdivision Regulations, then the Planning Commission would be the body to be approached; if it's the Zoning Ordinance, then it would be the Board of Zoning Appeals. Mrs. Deats added that this is tied to the plat.

Commissioner Wilson believes they are in violation of the plat on one now, noting that it's on one of the lots on Rochelle Avenue, and it has been brought to the developers attention. Mrs. Deats said they would go out to look at it, also pointing out the notation on the plat presented tonight.

**After further discussion, Commissioner Wilson made a motion to accept and approve Staff's recommendation. Commissioner Benson seconded the motion, which passed unanimously.**

**FINAL PLAT – NON-RESIDENTIAL:**

**Item 2 - Tollgate Village, Section 31, lot 3101, located on Tollgate Boulevard --**  
approximately 3.91 acres, portion of parcel 001.00 on map 132; file # 3-B-12-001.

Mrs. Deats reviewed the report, recommending approval.

Brett Smith, Ragan Smith and Associates representing the applicant, was present to address any questions or concerns.

Mr. Langeliers noted that the developer is aware that the Town is proposing to move the force main and a permit will not be issued until the force main is moved and inspected by the Town, or it will have to be bonded.

Commissioner Wilson referenced the water line that feeds the pond and if it crosses the referenced property. Mr. Smith stated that the irrigation line is currently underneath the force main and both are intended to be re-located within the easement.

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

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Chair Ross referred to a request by Mr. Lee Turner that he and his clients address the Commission. All were in agreement.

Mr. Lee Turner, an agent with Keller Williams in Spring Hill, introduced his clients and asked that they speak.

Steve Corbert informed the Commission that they have been looking for almost a year in the south Nashville area. He and Justin have built four (4) multi-family facilities that are still owned and maintained by the original developer / owners; and they are extremely A grade. They brought literature to leave for the Commission's review.

The Commission talked about some of their concerns, such as topography, zoning / density, public meetings, traffic studies, sewer, etc.

Justin Trimback added that they become active in the community and hire people that live in the area to work there. It'll be something we'll be proud to have in our community – not like the projects but something we'll be proud to have somebody live in.

Chair Ross said that's one of our concerns, based on other multi-family units already built in various areas, and you end up with people that you really don't want in your community. Mr. Trimback said that they do a tenant profile, with a credit check and background check, to get the right type folks in there.

Commissioner Gilliam pointed out that we're considering a complete re-zone of the Town's Zoning Ordinance, asking if they're prepared to wait. When asked how long the process could take, Mr. Langeliers said 120 days at a minimum, probably more.

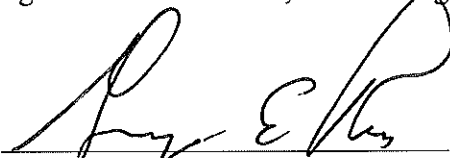
Commissioner Wilson expressed his appreciation for bringing this to the Commission's attention. He said he'd also like the Commission to consider having a place on the agenda for input and comments from the public.

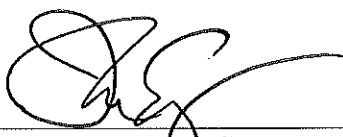
**New Business:**

There was none at this time.

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There being no further business, the meeting was adjourned at approximately 7:37 p.m.

Signed:   
George Ross, Chair

Attest:   
Tom Evans, Secretary