

**Town of Thompson's Station
Municipal Planning Commission
Minutes of the Meeting
April 22, 2014**

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 25th day of March, 2014, at the Thompson's Station Church with the required quorum. Members and staff in attendance were: Willis Gilliam, Vice Chair; Tom Evans, Secretary; Carl Hubert, Commissioner; Sarah Benson, Commissioner; Jack Elder, Commissioner; Brad Wilson, Commissioner; Joe Cosentini, Town Administrator; Wendy Deats, Town Planner; Doug Goetsch, Town Finance Director; Richard King, Building Official; Town Attorney Todd Moore; and Leah Rainey, Town Recorder. Chair George Ross was unable to attend.

Consideration of the Minutes

The minutes from the March 25, 2014 meeting were previously submitted. Commissioner Hubert moved for approval of the minutes as submitted, noting some corrections had been made with regard to attendance. The motion was seconded and carried unanimously.

Announcements by Staff

Mr. Cosentini introduced himself and said he was looking forward to working with the Commissioners. Staff had no further announcements.

Old Business

Commissioner Gilliam discussed Forrest Landscaping with regard to compliance with the approved site plan and requested an update from staff at the next meeting.

FINAL PLAT:

Canterbury Section 4C for the creation of 16 single family lots (File: 1-D-14-001)

Mrs. Deats reviewed her staff report and recommended approval with the contingencies that, prior to the recordation of the final plat, the applicant enter into a development agreement and submit the following letters of credit: \$170,000 for roads, drainage and erosion control and \$44,000 for sewer.

After discussion, Commissioner Elder moved to accept staff's recommendation and approve with the above contingencies. The motion was seconded and carried unanimously.

Canterbury Section 7B for the creation of 21 single family lots and one open space lot (File: 1-D-14-002)

Mrs. Deats reviewed her staff report and recommended approval with the contingencies that, prior to the recordation of the final plat, the applicant submit the following letters of credit: \$188,000 for roads, drainage and erosion control and \$44,000 for sewer.

After discussion, Commissioner Elder moved to accept staff's recommendation and approve with the above contingencies. The motion was seconded and carried unanimously.

REVISION TO DEVELOPMENT PLAN:

Revision to the Tollgate Development Plan for the future development of multi-family (File: 1-A-14-001)

Mrs. Deats reviewed her staff report and recommended approval based on the project's consistency with the overall development plan and the town's Comprehensive Plan.

After discussion, Commissioner Wilson moved for approval. The motion was seconded and carried unanimously.

REVISION TO FINAL PLAT:

Section 33 Tollgate Village to create four residential and commercial lots (File: 1-D-14-003)

Mrs. Deats reviewed her staff report and recommended approval.

The Commission discussed the possible future connection of Bransford Place to Declaration Way.

After discussion, Commissioner Wilson moved for approval. The motion was seconded and carried unanimously.

REZONE:

Rezone of the Quarry property from High Intensity to Specific Plan zoning and review of a site development plan for the development of a single family residence, a wedding event venue, and an amphitheatre on 75.8 acres located on the north side of Harpeth School Road (File: 1-E-14- 002)

Mrs. Deats reviewed her staff report for the proposed project, which would include a single family residence, an events center, and an amphitheatre, to be built out respectively in three phases.

Property Owners Rick and Nancy McEachern gave an overview of their plans and made themselves available for questions.

After discussion, Commissioner Hubert moved to approve the request and recommend the rezoning to the Board of Mayor and Aldermen. The motion was seconded and carried unanimously.

SITE PLAN:

Mars Dog Park at Terrapin Park (File: 3-A-14-001)

Mrs. Deats reviewed her staff report for the dog park, which was a partnership between Mars Petcare and the

Town. The dog park project manager Rebecca Wynd of Outdoor Encounter was present on behalf of the applicant.

The Commission discussed features of the park and the project timeline as well as parking and access.

After discussion, Commissioner Benson moved to approve the site plan with the conditions that 1) the project is ADA compliant and 2) staff evaluate concerns with regard to flooding. The motion was seconded and carried unanimously.

LETTERS OF CREDIT:

Mars, Landscaping—\$100,000 for Landscaping

Commissioner Wilson moved to accept staff's recommendation to reduce the letter of credit to a \$25,000 maintenance bond. The motion was seconded and carried unanimously.

Canterbury, Section 2—\$50,000 for Roads, Drainage and Erosion Control

Commissioner Evans moved to accept staff's recommendation to extend the letter of credit in its current amount for one year. The motion was seconded and carried unanimously.

Blackberry Estates—\$120,000 for Roads, Drainage and Erosion Control

Commissioner Hubert moved to accept staff's recommendation to extend the letter of credit in its current amount for one year. The motion was seconded and carried unanimously.

Reduction for Tollgate Section 13C

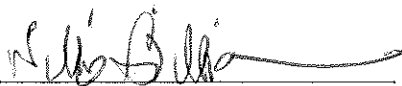
Commissioner Hubert moved to accept staff's recommendation to reduce the letter of credit for Roads, Drainage and Erosion Control from \$168,000 to \$126,000 and reduce the letter of credit for Sewer from \$41,000 to \$30,000. The motion was seconded and carried unanimously.

New Business

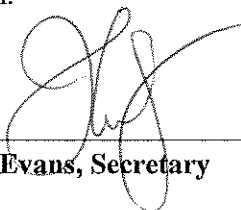
There was no new business.

There being no further business, the meeting was adjourned at 8:47 p.m.

Signed: _____


Willis Gilliam, Vice-Chair

Attest: _____


Tom Evans, Secretary