

Minutes of the Meeting
of the Municipal Planning Commission
of the Town of Thompson's Station, Tennessee
April 27, 2021

Call to Order:

The meeting of the Municipal Planning Commission of the Town of Thompson's Station was called to order at 6:00 p.m. on 27th day of April 2021 via electronic means under the authority of the Governor's Executive Order related to public meetings during the COVID-19 emergency with the required quorum.

The following statement was read by Planning Chairman Trent Harris:

Hello and welcome to this the April 27, 2021, Planning Commission meeting for the Town of Thompson's Station.

Pursuant to the Guidance from the Office of the Comptroller for the State of Tennessee and in accordance with Governor Lee's Executive Order # 60 (which was previously extended by Executive Order # 16, 34, and 51): due to the treatment and containment of COVID-19.

This Town of Thompson's Station Planning Commission meeting, with notice, is being held virtually and being recorded to protect the public health, safety, and welfare of the Citizens of Thompson's Station in light of the coronavirus and to continue to allow the Town to function and operate.

Further, it is the desire of the Planning Commission to include this determination in the minutes for this meeting.

We understand that we, the Thompson's Station Planning Commission, serves the Town of Thompson's Station, which is why we are currently recording this virtual meeting, broadcasting it live for public viewing and uploading and preserving it for future viewing.

A recording of this meeting will be available on the Town of Thompson's Station's web site at thompsons-station.com within 24 hours of this meeting.

Members and staff virtually present were: Chairman Trent Harris; Alderman Shaun Alexander; Commissioner Luis Parra; Commissioner Sheila Shipman; Commissioner Bob Whitmer; Commissioner Kreis White; Planning Technician Jennifer Banaszak; IT Coordinator Tyler Rainey and Town Attorney Andrew Mills. Commissioner Tara Rumpler and Town Planner Micah Wood were unable to attend.

Also present was Mr. Jay Franks representing applicant 1.

Minutes:

The minutes of the March 23, 2021 regular meeting were presented.

Commissioner White made a motion to approve the March 23, 2021 meeting minutes.

Roll Call Vote:

	<u>VOTE</u>		<u>VOTE</u>		<u>VOTE</u>
Chairman Harris	Yea	Commissioner Parra	Yea	Alderman Alexander	NA*
Commissioner Shipman	Yea	Commissioner Rumpler	NA	Commissioner White	Yea
Commissioner Whitmer	Yea				
Yea	5	Nay	0	Abstain	0

***Alderman Alexander's connection dropped, so his vote was not recorded as part of the minutes roll call.**

Public Comment:

None

Town Planner Report:

Town Attorney Andrew Mills discussed the sewer tap reservation process, Land Development Ordinance amendments and updates to the General Plan with the Commission.

AGENDA ITEMS:

1. Whistle Stop Subdivision Final Plat – Section 5 for the creation of 15 single family lots and 2 open space lots located along Brakeman Lane and Burgin Drive.

Attorney Mills went over the Staff Report and based on the project’s compliance with the approved preliminary plat and the LDO, recommends that the Planning Commission approve the final plat with the following contingencies:

1. Prior to recordation of the final plat, a surety shall be submitted to the Town in the amount of \$66,000 for roadways, grading, drainage, and erosion control.
2. Prior to recordation of the final plat, a surety shall be submitted to the Town in the amount of \$47,175 for sewer.
3. All tree replacements and street trees shall be installed in accordance with the approved plans. Street trees shall be installed prior to the first Certificate of Occupancy within this section.
4. As built drawings shall be required for the drainage and sewer system with a letter from the Design Engineer that they are constructed per the approved drawings and functioning as intended.

Jay Franks, applicant was present to answer questions on behalf of the applicant and noted that the plat approval was for 14 single family lots, 1 commercial lot and 2 open space lots.

After discussion, Commissioner Whitmer moved to approve Item 1, the Final Plat for Whistle Stop Subdivision Section 5, for the creation of 14 single family lots, 1 commercial lot and 2 open space lot. The motion was seconded and carried by a roll call vote.

Roll Call Vote:

	<u>VOTE</u>		<u>VOTE</u>		<u>VOTE</u>
Chairman Harris	Yea	Commissioner Parra	Yea	Alderman Alexander	Yea
Commissioner Shipman	Yea	Commissioner Rumpler	NA	Commissioner White	Yea
Commissioner Whitmer	Yea				
Yea	6	Nay	0	Abstain	0

BOND ACTIONS/REPORT

2. Bond Actions

- a. **Bridgmore 1A RDEC Maintenance Bond Release**
- b. **Bridgmore 2A RDEC Maintenance Bond Release**
- c. **Bridgmore 6A Sewer Maintenance Bond Release**
- d. **Bridgmore 6B Sewer Maintenance Bond Release**

- e. **Bridgemore 6C Sewer Performance Bond Release and Creation of Maintenance Bond**
- f. **Bridgemore 6D Sewer Performance Bond Release and Creation of Maintenance Bond**
- g. **Canterbury 14 RDEC Performance Bond Extension**
- h. **Canterbury 14 Sewer Performance Bond Release and Creation of Maintenance Bond**
- i. **Canterbury 16 RDEC Performance Bond Extension**
- j. **Canterbury 16 Sewer Performance Bond Release and Creation of Maintenance Bond**
- k. **Canterbury 17 RDEC Performance Bond Extension**
- l. **Canterbury 17 Sewer Performance Bond Release and Creation of Maintenance Bond**
- m. **Whistle Stop 1 RDEC Performance Bond Extension**
- n. **Whistle Stop 1 Sewer Performance Bond Release and Creation of Maintenance Bond**
- o. **Update on Long Held Bonds**

Attorney Mills reviewed the Staff report, recommended that the Planning Commission approve the Staff recommendations and also made a note that items C through F will be deferred. Attorney Mills stated that all items could be taken in one vote as opposed to taking the bond actions one at a time.

Commissioner Whitmer wanted it noted that he believed each bond action deserved its own individual vote.

After discussion, Commissioner Shipman made a motion to approve the Staff recommendations for all Bond Actions as summarized and presented before the Planning Commission. A roll call vote was taken.

Roll Call Vote:

	<u>VOTE</u>		<u>VOTE</u>		<u>VOTE</u>
Chairman Harris	Yea	Commissioner Parra	Yea	Alderman Alexander	Yea
Commissioner Shipman	Yea	Commissioner Rumpler	NA	Commissioner White	Yea
Commissioner Whitmer	Nay				
Yea	5	Nay	1	Abstain	0

There being no further business, the meeting was adjourned at 6:32 p.m.



Trent Harris, Chairman

Attest: ~


Micah Wood, Secretary

