

Minutes of the Meeting
Of the Municipal Planning Commission
Of the Town of Thompson's Station, Tennessee
April 28, 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 28th of April, 2015, at the Thompson's Station Community Center with the required quorum. Members and staff in attendance were: Jack Elder, Chairman; Don Blair, Secretary; Mike Roberts, Vice-Chair; Darren Burress, Commissioner; Sarah Benson, Commissioner; Debra Bender, Commissioner; Joe Cosentini, Town Administrator; Wendy Deats, Town Planner; Todd Moore, Town Attorney; Chandra Boughton, Town Clerk. Commissioner Ben Dilks was unable to attend.

Pledge of Allegiance.

Minutes:

The minutes of the March 24th, 2015 Meeting were previously submitted.

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

Public Comment: None

Old Business:

Establish a Bond for Fields of Canterbury Section 1B along the construction route.

Mrs. Deats explained that the applicant has researched this issue and found that a Bond is in place for Canterbury Section 1B in the amount of \$100,000 with Synergy Bank. The Town will obtain a new copy of the Bond from the bank.

No motion or approval necessary.

Establish a Bond for Allenwood for off-site improvements.

Mrs. Deats reviewed her staff report and recommended a Bond in the amount of \$32,000 be established for off-site infrastructure improvements necessary for the connection of sewer for the approved Allenwood development to the Town's system.

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

New Business:

Preliminary Plat - For the creation of 83 single-family lots within Phase 15 of the Tollgate Village (File: PP 2015 – 002).

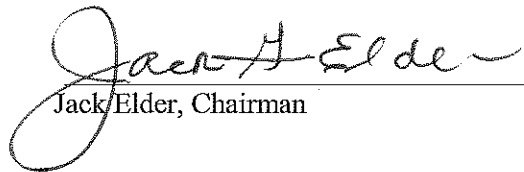
Mrs. Deats reviewed her staff report and recommended deferral to the May 26, 2015, Planning Commission Meeting based on the project's inconsistency with the Town's Zoning Ordinance, allowing the applicant to revise the preliminary plat and provide necessary additional information. Mrs. Deats also distributed correspondence received from Alderman Brandon Bell regarding the proposal.

Brett Smith of Regan Smith, on behalf of the applicant, provided an overview of Phase 15 with comparison to the previous 14 phases and fielded questions and concerns from the Commission regarding lot sizes, slope issues and garage entry locations. Bob Nichols of Regan Smith fielded similar questions and concerns. Mr. Nichols asked the Commission to either approve or deny the proposal as he did not wish to have it deferred.

After lengthy discussion, Commissioner Bender moved for denial based on side set-backs and lot widths not meeting Code. The motion was seconded and carried unanimously.

Commissioner Burress expressed his concern that similar Code non-compliance issues are coming up in recent Tollgate Village development submissions. He suggested that the issues should be addressed in the new Zoning Ordinance and/or a work session. Mrs. Deats stated that there would be work session for both Planning Commission and BOMA once the new Zoning Ordinance was complete.

There being no further business, the meeting was adjourned at 8:04 p.m.



Jack Elder, Chairman

Attest: 

Don Blair, Secretary