

Town of Thompson's Station
Municipal Planning Commission
Minutes of the Meeting
Held On May 22, 2012

Commission Members Present

George Ross, Chairman
Sarah Benson
Tom Evans, Secretary
Willis Gilliam
Carl Hubert
Brad Wilson

Staff Members Present

Greg Langeliers, Town Administrator
Todd Moore, Town Attorney
Doug Goetsch, Town Recorder
Richard King, Building Codes Official
Tammy Wagoner, Recording Assistant

The regular meeting of the Municipal Planning Commission was called to order by Chairman Ross on May 22, 2012 at 7:00 p.m. at the Thompson's Station Community Center, with the required quorum. Staff member Wendy Deats, Town Planner, was unable to attend.

Minutes

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

Announcements

Mr. Langeliers said that the Ground Breaking for the new Mars Petcare facility held the previous morning was a success stating that Staff is excited that after a year and a half, it is finally under way. Commissioner Gilliam added that the Town was also donated a check for \$50,000 from Mars Corporation. Mr. Langeliers noted that it was donated for the Town's Trails and Greenways Project.

Old Business

Mr. Langeliers stated that concerning the Graceland Community Church and the connection to Watkins Road and Jamison Road on the eastern edge of the Church site plan, staff was asked to check and verify that the applicant had indeed received approval from the Williamson County Highway Department for a connection to that road. He then stated that staff has checked with Randy Hickman from the county and it has been confirmed that Graceland Community Church does have approval for a connection to that road and that the current site plan does show a connection to that road. Mr. Langeliers then stated that the Staff needed clarification as to whether the gate that was previously requested by the Commission for approval for the connection, was to remain in place until construction was completed or whether it remain in place permanently. He then stated that it was the Staff's opinion that they may be over stepping their bounds in asking that the gate remain, as it was a county approved connection. Discussion ensued regarding the gate, its effectiveness, enforceability, construction traffic, Callie resident traffic, legalities, etc.

Mr. Moore, Town Attorney, stated that it is questionable whether or not the Commission and the Town has the authority to make the church keep the gate up and that clearly the church holds the

position that this is beyond the Town's authority. He then stated that he thought that it does put the Town in risk of liability to deny the church access to the road. After further discussion, Mr. Langeliers stated that it was the Staff's opinion that a motion be made to lift the condition of the gate.

After further discussion, Commissioner Gilliam made a motion to lift the restrictions concerning the gate in Callie Way subdivision with assurances from the Church that they will direct any future construction traffic to access from Lewisburg Pike. Commissioner Evans seconded the motion and it passed unanimously.

CASH BOND

Item 1 Graceland Community Church \$10,000 for Landscaping

Mr. Langeliers stated that Staff had contacted the Church and that the Church had been under the impression that some of the plantings that they had made adjacent to the Church counted toward the landscaping requirements. He then stated that the plantings made did not count according to the Town's requirements. Apparently there was some confusion regarding the landscaping plan that had been approved so Mr. Langeliers stated that he agreed, assuming that the Planning Commission would go along with it, to take another look at the plan and modify it with the Church's assurance that the plantings would be in by fall at the latest. He then stated that the Church has agreed to plant some trees along the driveway which wasn't in the original plan and felt that the modified plan would be a better plan if the plan was extended for 6 months. Chairman Ross stated that the Pastor had sent the Town a letter requesting the extension.

After further discussion Commissioner Benson made a motion to extend the bond for 6 months to Graceland Community Church. Commissioner Hubert seconded the motion. The motion passed 5 to 1 with Commissioner Wilson dissenting.

SITE PLAN - RESIDENTIAL

Item 2 Revision to Site Plan for Forrest Landscaping

Mr. Langeliers stated that based on the project's inconsistency with the conceptual layout of the previously submitted site plan that was approved with the rezone, Staff recommends that the Planning Commission defer the project to the June 26, 2012 meeting and direct the applicant to submit the following:

1. Written documentation that the Notice of Violation issued by TEDEC is resolved.
2. A corrected site plan which includes the following:
 - a. Asphalt driveway per the original plan;
 - b. Reduction of parking per the maximum allowable parking;
 - c. Relocation of dumpsters from northern property line;
 - d. Show additional plantings along the south property line; and
 - e. Show enclosures around material stockpile areas;

3. Complete the installation of the landscaping and buffer materials, including a 6 foot fence.
4. A performance bond may be required to insure the necessary improvements on site.

Mr. Langeliers then stated that in meeting with the applicant, a couple of possibilities were discussed including:

1. Building a public road from Lewisburg Pike back to the entrance.
2. Creating two driveways.

He then stated that Staff would be happy to work with the applicant on these options and further possibilities to work towards a final resolution by the next meeting Commissioner Ross then asked if the applicant will have various plans to submit to the Planning Commission next month. Mr. Langeliers stated that yes and that the applicant was still weighing the possible options and that hopefully a resolution could be brought before the Planning Commission next month. He then stated that at this point, Staff was still recommending that the applicant submit the previous stated requirements. Discussion continued about the options, alternatives, safety issues, shrub buffers, irrigation, and neighbors concerns which were the main topics. Commissioner Gilliam asked the applicant, Mr. Ed Diltz at 297 Vanderbilt Rd., Mt. Juliet, who was present, that he relocate the dumpster. Mr. Diltz responded that he would do so.

After further discussion Commissioner Benson made a motion to defer this item to the June 26, 2012 Planning Commission Meeting. Commissioner Hubert seconded and the motion passed unanimously.

OTHER:

Non-Agenda Item – Presented by Willis Gilliam, Unanimously agreed to be heard. Site plan approval for Covered Arena(Pad) at Tennessee Equine Hospital.

Monty McInturff from Tennessee Equine Hospital, 1508 Thompson Station Road West addressed the Commission. He presented a site plan with an existing hard pad (Arena) measuring 106 by 76 feet where presently the hospital jogs and rides horses for evaluation of injuries and lameness. Mr. McInturff stated that he was proposing to cover the existing pad with an open metal structure measuring 110 by 80 feet. He then stated that the building/cover is free span with no center supports and all sides are open with the exception of support beams and that it would have a gutter system that would be the same color as what is already in place on the hospital buildings. Discussion commenced between Commissioner Wilson and Mr. McInturff concerning visibility of the roof and color of the purlins. Commissioner Wilson suggested that the purlins be painted to match the existing colors on the hospital buildings. Commissioner Benson asked if there was going to be lighting and that would the lighting be directed to the inside. Mr. McInturff stated lighting would be on the inside of the building and that he would also like to install fans. Commissioner Benson expressed concerns about proper screening as to where the covered area sits in relationship to her property and the visibility from her property. Commissioner Benson stated that the back of the hospital is only screened by her trees on her property. Mr. McInturff said he would be happy to put trees on his property to help with the issue of screening. He also stated that if the Commission would put in writing what they would

like him to do concerning this structure, he would be happy to do anything asked of him. He went on to say that he wanted to be a good neighbor, improve his site, and improve the Town. Mr. Langeliers stated that Staff would work with Mr. McInturff with plantings to help with the screening issue.


After further discussion, Commissioner Gilliam made a motion the Commission accepts Staff's recommendation to work with Mr. McInturff on any plantings but to proceed forward in the painting of the purlins and the upright columns, and to accept the roof design as presented. Commissioner Hubert seconded the motion and the motion passed unanimously.

New Business:

No new business was presented.

There being no further business, the meeting was adjourned at 8:14 p.m.

Signed: _____


George Ross, Chairman

Attest: _____


Tom Evans, Secretary