

**Minutes of the Meeting**  
**of the Municipal Planning Commission**  
**of the Town of Thompson's Station, Tennessee**  
**May 24, 2016**

**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 24<sup>th</sup> Day of May, 2016 at the Thompson's Station Community Center with the required quorum. Members and staff in attendance were: Chairman Jack Elder; Vice Chairman Mike Roberts; Commissioner Ben Dilks; Commissioner Sarah Benson; Commissioner Debra Bender; Commissioner Darren Burress; Commissioner Don Blair, Town Administrator Joe Cosentini; Town Planner Wendy Deats; Town Attorney Todd Moore and Town Clerk Jennifer Jones.

**Pledge of Allegiance.**

**Minutes:**

The minutes of the April 26th, 2016 meeting were previously submitted with revisions.

**Commissioner Benson moved for approval of the March 29<sup>th</sup>, 2016 meeting minutes with revisions as stated. The motion was seconded and carried unanimously.**

**Public Comment:**

None.

**Town Planner Report:**

Mrs. Deats updated the Planning Commission on the following items:

- Mr. Reifschneider has withdrawn his application for the residential business. He is looking at his options and may submit a request in the future.
- The Roderick project ordinance failed at the BOMA meeting. The Board had requested that Staff bring the project back to Planning Commission to revisit zoning, however, since the meeting, the applicant contacted Staff stating that they would use the concept plan that was approved in 2007.
- The Town will begin working with Placemakers to develop design standards for apartments in a commercial district.
- Two Farms did pass on the rezone at the BOMA meeting and the Town expects to see a concept plan in the upcoming weeks.
- Land Development Ordinance amendments are on the BOMA agenda for June.

**Unfinished Business:**

1. **Preliminary plat for the development of the Whistle Stop neighborhood located at 1565 Thompson's Station Rd. West and 1715 School Street (File: PP 2016-002).**

Mrs. Deats reviewed her Staff report and recommended denial of the Preliminary Plat based on the need to obtain wastewater approval and meet the conditions set forth within Ordinance 2016-001.

Mr. Josh Denton with GRSM law firm came forward to speak on behalf of the applicant.

**After discussion, Commissioner Bender made a motion to accept the Staff recommendation to deny the Preliminary Plat for Whistle Stop due to conditions not being met for Ordinance 2016-001 for approval of the concept plan. The motion was seconded and carried unanimously.**

**New Business:**

**2. Letter of Credit Reduction for Fields of Canterbury 4D (File: 1-D-14-018).**

Staff reviewed the report and recommended reduction of the bond based on progress within Section 4D. Bucky Ingram, with Willowbranch Partners, LLC, came forward to speak on behalf of the applicant.

**After discussion, Chairman Elder made a motion to approve the Letter of Credit Reduction for Fields of Canterbury, 4D, to reduce the bond from \$190,000 to \$77,000 for roads, drainage and erosion control and reduce the bond from \$110,000 to \$27,000 for sewer for a year with the option for automatic renewal. The motion was seconded and carried unanimously.**

**3. Letter of Credit reduction for Fields of Canterbury 4E (File: FP 2015-003).**

Staff reviewed the report and recommended reduction of the bond based on progress within Section 4E.

**After discussion, Commissioner Roberts made a motion to approve the Letter of Credit Reduction for Fields of Canterbury, 4E, to reduce the bond from \$112,000 to \$52,000 for roads, drainage and erosion control and reduce the bond from \$114,000 to \$25,000 for sewer for a year with the option for automatic renewal. The motion was seconded and carried unanimously.**

**4. Letter of Credit reduction for Fields of Canterbury 8B (File: FP 2015-010).**

Staff reviewed the report and recommended reduction of the bond based on progress within Section 8B.

**After discussion, Commissioner Blair made a motion to approve the Letter of Credit Reduction for Fields of Canterbury, 8B, to reduce the bond from \$273,000 to \$98,000 for roads, drainage and erosion control and reduce the bond from \$190,000 to \$63,000 for sewer for a year with the option for automatic renewal. The motion was seconded and carried unanimously.**

**5. Letter of Credit reduction for Fields of Canterbury 9A (File: 1-D-14-012).**

Staff reviewed the report and recommended reduction of the bond based on progress within Section 9A.

**After discussion, Chairman Elder made a motion to approve the Letter of Credit Reduction for Fields of Canterbury, 9A, to reduce the bond from \$109,000 to \$34,000 for roads, drainage and erosion control and reduce the bond from \$40,000 to \$22,000 for sewer for a year with the option for automatic renewal. The motion was seconded and carried unanimously.**

**6. Letter of Credit reduction for Fields of Canterbury 9B (File: FP 2015-009).**

Staff reviewed the report and recommended reduction of the bond based on progress within Section 9B.

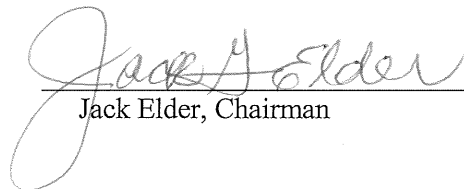
**After discussion, Commissioner Bender made a motion to approve the Letter of Credit Reduction for Fields of Canterbury, 9B, to reduce the bond from \$150,000 to \$27,000 for roads, drainage and erosion control and reduce the bond from \$135,000 to \$50,000 for sewer for a year with the option for automatic renewal. The motion was seconded and carried unanimously.**

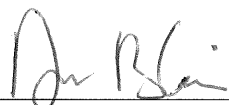
**7. Letter of Credit reduction for Fields of Canterbury 10A (File: FP 2015-004).**

Staff reviewed the report and recommended reduction of the bond based on progress within Section 10A.

**After discussion, Commissioner Benson made a motion to approve the Letter of Credit Reduction for Fields of Canterbury, 10A, to reduce the bond from \$112,000 to \$48,000 for roads, drainage and erosion control and reduce the bond from \$140,000 to \$41,000 for sewer for a year with the option for automatic renewal. The motion was seconded and carried unanimously.**

There being no further business, Chairman Elder made a motion to adjourn. The motion was seconded and the meeting was adjourned at 8:03 p.m.

  
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Jack Elder, Chairman

Attest:   
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Don Blair, Secretary