

**Minutes of the Meeting**  
**of the Municipal Planning Commission**  
**of the Town of Thompson's Station, Tennessee**  
**May 25, 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 25th day of May 2021.

Members and staff present were Chairman Trent Harris; Alderman Shaun Alexander; Commissioner Luis Parra; Commissioner Tara Rumppler; Commissioner Sheila Shipman; Commissioner Bob Whitmer; Commissioner Kreis White; Planning Director Micah Wood; Planning Technician Jennifer Banaszak; IT Coordinator Tyler Rainey and Town Attorney Andrew Mills

**Minutes:**

The minutes of the April 27th, 2021, regular meeting were presented.

**Commissioner Whitmer made a motion to approve the April 27, 2021 meeting minutes. The motion was seconded and carried by all present.**

**Public Comment:**

**Harry King – 3684 Ronstadt Rd** – Glad to have everyone back in person.

**Town Planner Report:**

Mr. Wood gave an update on the following:

- A new version of the LDO (Land Development Ordinance) is online. A new hard copy will be provided for everyone as soon as the next round of amendments are approved by BOMA.
- Training Topics for upcoming training sessions
- Over the next year, the Town will launch a comprehensive the planning process to provide major updates to the Major Thoroughfare Plan (MTP), General Plan, the LDO, and an Economic Development Analysis. More details will be forthcoming after the start of the new fiscal year.

**AGENDA ITEMS:**

- 1. Consideration of Ordinance 2021-010, an amendment to the Land Development Ordinance to revise certain sections in Articles 3, 4 & 5 related to the preservation of trees, the installation of required public improvements, fence, and open spaces.**

Mr. Wood reviewed his Staff report and Staff recommends that the Planning Commission provide a favorable recommendation onto the BOMA for these text amendments.

**After extensive discussion, Commissioner White made a motion to recommend Sections 1, 2 and 4 on to the Board of Mayor and Alderman, omitting section 3 regarding fence permits. The motion was seconded and carried by all present.**

**BOND ACTIONS/REPORT**

**2. Bond Actions**

- a. Bridgemore 6A Sewer Maintenance Bond Release**
- b. Bridgemore 6B Sewer Maintenance Bond Release**
- c. Bridgemore 6C Sewer Performance Bond Release and Creation of Maintenance Bond**
- d. Bridgemore 6D Sewer Performance Bond Release and Creation of Maintenance Bond**

Mr. Wood reviewed his Staff reports for the above bond items and Staff recommends approval.

**After discussion, Commissioner Whitmer made a motion to approve Bond Action items A through D. The motion was seconded and carried by all present.**

**e. Update on Bonds –**

Mr. Wood updated the Commission on outstanding bonds, noting that the Tollgate punch list has been agreed upon and mid-June is the start date for the list of repairs in all sections. There is a 120-day time clock once work has been started for completion.

**3. Discussion Item: Future Sewer Capacity Reservation Process as it relates to Planning Commission Process.**

Planning Director Wood and Town Attorney Mills reviewed the flow chart as it applies to the Sewer Capacity Reservation Process.

**4. Discussion Item: Williamson County Growth Plan Update**

Planning Director Wood reviewed how the growth plan process works, what is happening in Williamson County, and how the process will directly affect Thompson's Station. There will be an open house and public engagement process prior to the Planning Commission meeting in June.

There being no further business, the meeting was adjourned at 7:27 p.m.

  
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Trent Harris, Chairman

Attest:  
  
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Micah Wood, Secretary