

**Minutes of the Meeting**  
**Of the Municipal Planning Commission**  
**Of the Town of Thompson's Station, Tennessee**  
**June 25, 2013**

**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 25th day of June, 2013, at the Thompson's Station Community Center with the required quorum. Members and staff in attendance were: Tom Evans, Secretary; Carl Hubert, Commissioner; Sarah Benson, Commissioner; Jack Elder, Commissioner; Willis Gilliam, Vice-Chair; Brad Wilson, Commissioner; Greg Langeliers, Town Administrator; Wendy Deats, Town Planner; Doug Goetsch, Town Recorder; Richard King, Building Official; Town Attorney Todd Moore; and Leah Rainey, Town Clerk. Chair George Ross was absent.

**Consideration of the Minutes.**

The minutes from the May 28th, 2013 meeting were previously submitted. Commissioner Evans moved for approval of the minutes as submitted. The motion was seconded and carried unanimously.

**Announcements by Staff.**

There were no announcements.

**Old Business.**

- Re-approve Canterbury 4A with letter of credit

Mrs. Deats said this item would be moved to the July 23<sup>rd</sup> meeting agenda, as a dollar amount was yet to be confirmed.

Per Commissioner Gilliam's request, the order of items on the agenda were switched so that the zoning amendment could be heard first.

**ZONING ORDINANCE AMENDMENT:**

**Zoning Amendment. Modification to a Staff-initiated request to incorporate into Article II wireless telecommunications facilities standards. (File: 6-A-13-008).**

Mrs. Deats said the Commission had reviewed and approved standards for wireless communications facilities last month, and the Board of Mayor and Alderman had approved them on first reading. However, several modifications had been made with input from Town Counsel and so it was back before the Commission to review the updated version.

Mr. Moore gave an overview of the revised standards, which included all the previously approved standards plus additional provisions for encouraging co-location and governing height and aesthetic impact. He said he was available for questions.

**After discussion, Commissioner Elder moved for approval. The motion was seconded and carried unanimously.**

**DEVELOPMENT PLAN:**

**Revision to Development Plan for Whistle Stop (File 1-A-13-002).**

Mrs. Deats said that a previous development plan for Whistle Stop had been approved by the Planning Commission but had since expired. Mrs. Deats reviewed her staff report and recommended approval of the project. Applicant Greg Gamble discussed the plans, which included Single Family homes, two-unit products, and some assisted living facilities.

**After discussion, Commissioner Gilliam moved for approval of the Development Plan with the contingency that the applicant work with Town Staff to resolve issues pertaining to density, access, slopes and utilities prior to submittal of the preliminary plat. The motion was seconded and carried unanimously.**

**New Business.**


Mr. Langeliers reported that the Board of Mayor and Alderman had earlier that evening approved a resolution to purchase 104 acres of open space to be preserved for public purposes in the core of Thompson's Station.

Commissioner Wilson discussed the town's potential role in supporting the enforcement of covenants and restrictions put forth by HOAs.

Mrs. Deats said staff could include some language on building permit forms to help alert builders to the possible existence of CC&Rs.

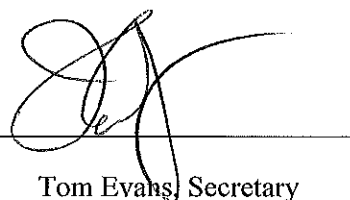
There being no further discussion, the meeting was adjourned at 7:36 p.m.

Signed: \_\_\_\_\_



Willis Gilliam, Vice-Chair

Attest: \_\_\_\_\_



Tom Evans, Secretary