

**Minutes of the Meeting**  
**of the Municipal Planning Commission**  
**of the Town of Thompson's Station, Tennessee**  
**August 22, 2017**

**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 22<sup>nd</sup> day of August, 2017 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 Shaun Alexander; Commissioner Brinton Davis; Alderman Ben Dilks; Commissioner Trent Harris; Town Administrator Joe Cosentini; Town Planner Wendy Deats; Town Attorney Todd Moore and Town Clerk, Jennifer Jones. Commissioner Bob Whitmer was unable to attend.

**Pledge of Allegiance.**

**Minutes:**

The minutes of the July 25<sup>th</sup>, 2017 meeting were previously submitted.

**Commissioner Roberts made a motion to approve of the July 25<sup>th</sup>, 2017 meeting minutes. The motion was seconded and carried unanimously.**

**Public Comment:**

None

**Election of Planning Commission Secretary:**

**Alderman Dilks made a motion to nominate Brinton Davis as Planning Commission Secretary. The motion was seconded and carried by all.**

**Unfinished Business:**

None

**New Business:**

- 1. Site Plan for the addition of an 1,800-square foot building for an expansion of the existing automotive facility located at 4713 Trader's Way (File: SP 2017-003; DR 2017-002).**

Mrs. Deats reviewed her report and recommended approval based on the project's consistency with the Land Development Ordinance with the following contingencies:

1. Prior to the issuance of grading or building permits, construction plans shall be submitted and approved. Any upgrades to the utility infrastructure necessary for the project shall be incorporated into the construction plans and shall be completed by the applicant.
2. Prior to the issuance of grading or building permits, the landscape plan shall be revised to incorporate a buffer along the east property line and incorporate additional shrubs consistent with the existing planting along the project frontage.
3. Prior to the installation of the landscaping, the applicant shall meet with staff to confirm location of all landscaping.

4. Any change of use or expansion of the project site shall conform to the requirements set forth within the Land Development Ordinance and shall be approved prior to the implementation of any changes to the project.

Mr. Gerald Bucy, engineer for the applicant, was available to answer questions.

**After discussion, Alderman Dilks made a motion to approve Item 1, a Site Plan for the addition of an 1,800 square-foot building for an expansion of the existing automotive facility located at 4713 Trader’s Way (File: SP 2017-003; DR 2017-002). The motion was seconded and carried by all.**

2. **Surety Reduction for the Roads, Drainage, Erosion Control and Sewer for Phase 11 within the Fields of Canterbury (File: FP 2016-004).**

Mrs. Deats reviewed her report, and based on the progress of the improvements within Section 11, recommended that the Planning Commission reduce the surety from \$297,000 to \$152,000 for roads, drainage and erosion control and reduce the surety from \$120,000 to \$103,000 for sewer for a year with the option of automatic renewal.

**After discussion, Commissioner Roberts made a motion to approve Item 2, a Surety Reduction for Roads, Drainage, Erosion Control and sewer for Phase 11 within the Fields of Canterbury (File: FP 2016-004). The motion was seconded and carried by all.**

3. **Land Development Ordinance Amendment as presented by Alderman Shepard (Zone Amend 2017-006).**

Mrs. Deats reviewed her report on the amendments proposed by Alderman Shepard and recommends the inclusion of “g” and “h” as they are consistent with the goals and policies of the General Plan, however does not recommend inclusion of “i” as proposed. Mrs. Deats also recommended the inclusion of the word “balanced” within section 1.2.3 e and section 1.2.8 a. Mrs. Deats also reviewed the request for the creation of a new section for “intent” within the code and recommends the section only include the following language: *4.1.1 Intent. The long-term intention of the Land Development Ordinance is to guide development in a balanced manner while preserving the small-town character of Thompson’s Station. The Land Development Ordinance will help the Town create the right balance of housing by:*

- *Ensuring new development preserves the distinctive, historical, and small town character of Thompson’s Station for future generations.*
- *Encouraging a mix of housing options and lot sizes to provide opportunities to accommodate a diverse population and wide variety of income levels.*
- *Raising the quality standard of new and replacement construction in the Town.*

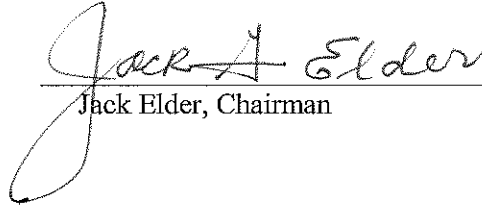
Mrs. Deats also discussed the request to include a new section to incorporate a minimum number of single-family detached dwelling units however does not recommend this section be included due to its conflict with the Town’s General Plan.

Alderman Dilks presented a PowerPoint slideshow to the Commission.

**After discussion, Commissioner Alexander made a motion to defer Item 3, Land Development Ordinance Amendment as presented by Alderman Shepard (Zone Amend 2017-006) in order**

**to give Alderman Shepard an opportunity to speak on his behalf. The motion was seconded and carried by a vote of 5 to 1 with Commissioner Harris casting the dissenting vote.**

There being no further business, Commissioner Roberts made a motion to adjourn. The motion was seconded and the meeting was adjourned at 8:16 p.m.

  
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Jack Elder, Chairman

Attest:   
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Brinton Davis, Secretary