

Minutes of the Meeting
of the Municipal Planning Commission
of the Town of Thompson's Station, Tennessee
August 23, 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 23rd day of August, 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 Don Blair; Commissioner Darren Burress; Town Administrator Joe Cosentini; Town Planner Wendy Deats; Town Attorney Todd Moore and Town Clerk Jennifer Jones. Commissioner Debra Bender was unable to attend.

Pledge of Allegiance.

Minutes:

The minutes of the July 26, 2016 meeting were previously submitted.

Commissioner Roberts moved for approval of the July 26, 2016 meeting minutes. The motion was seconded and carried unanimously.

Public Comment:

Greg Sassman – 3003 Blossom Trail Ln, Franklin TN – Voiced concerns that the annexation by resolution process is flawed.

Anne Goetze – 4080 Carter's Creek Pk. – Asked the question for an update on the process for annexation. Chairman Elder directed her to speak to Staff outside of a public meeting.

Town Planner Report:

Mrs. Deats updated the Commission on the following items:

- SIA – Bids were submitted to TDOT and the contract should be awarded within the next couple of weeks. Project completion date per the bid is 9/30/2017.
- Traffic Signal at Tollgate – Ragan Smith is continuing to reach out to TDOT. No meeting has been set at this time.

New Business:

1. Board of Mayor and Aldermen Recommendation to suspend all plats within Tollgate Village and Bridgemore Village.

Mr. Cosentini reviewed his memo and recommended that all future plats submitted on behalf of MBSC TN Homebuilders or MBSC Bridgemore LLC be suspended until a resolution can be reached between the developer and the Board of Mayor and Aldermen on the ongoing roadway maintenance and infrastructure completion issues.

The Commission then was called into an Executive Recess by Chairman Elder with Town Attorney Todd Moore at 7:09 pm. Chairman Elder called the Commission back into the regular meeting at 7:19 pm.

Chairman Elder noted that a letter regarding the suspension of plats was received from Attorney Thomas V. White, who represents MSBC.

After discussion, Commissioner Dilks made a motion to temporarily suspend all plats in Bridgemore Village, Section 4B, Bridgemore Village Section 7 & 8, Tollgate Village, Section 15 and any future sections of Tollgate Village until our next Planning Commission meeting in September on the basis that the bonds are not in place and the infrastructure maintenance is not being performed to the Town's standards per the development agreement and also that notice be given by Town Staff to MBSC that we will hold a hearing at our next Planning Commission meeting. The motion was seconded and carried unanimously.

2. Final Plat Request for Fields of Canterbury, Section 11 for the creation of 32 lots (FP: 2016-004).

Mrs. Deats reviewed her Staff report and recommended approval based on the project's compliance with the approve Phase 11 preliminary plat and the following contingencies:

1. Prior to recordation of the final plat, a letter of credit shall be submitted to the Town in the amount of \$297,000 for roadways, drainage and utilities.
2. Prior to recordation of the final plat, a letter of credit shall be submitted to the Town in the amount of \$120,000 for sewer.
3. As built shall be required for the drainage and sewer system with a letter from the Design Engineer that they are constructed per the approved drawings and functioning as intended.

Bucky Ingram with Hood Development came forward to speak on behalf of the applicant.

After discussion, Commissioner Dilks made a motion to approve the Final Plat Request for Fields of Canterbury, Section 11 for the creation of 32 lots (FP: 2016-004) with the Staff recommended contingencies. The motion was seconded and carried unanimously.

3. Final Plat for Section 6B within phase 6 of Bridgemore Village to create 21 lots (File: FP 2016-005).

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

1. Prior to the recordation of the final plat, a letter of credit will be required in the amount of \$125,000 for roads, drainage and erosion control.
2. Prior to the recordation of the final plat, a letter of credit shall be required in the amount of \$71,000 for sewer.
3. As built shall be required for the drainage and sewer system with a letter from the Design Engineer that they are constructed per the approved drawings and functioning as intended.

Phillip Jones, attorney for BluePrint properties, Jim Franks, owner of BluePrint Properties, and Brett Smith with Ragan Smith all came forward to speak and answer questions on behalf of the applicant.

After discussion, Commissioner Dilks made a motion to approve the Final Plat for Section 6B within phase 6 of Bridgemore Village to create 21 lots (File: FP 2016-005) with the Staff recommended contingencies. The motion was seconded and carried unanimously.

4. Land Development Ordinance Amendment to amend standards for residential uses (File: Amend2016-006).

Mrs. Deats reviewed her Staff report and recommended that the Planning Commission recommend to the Board of Mayor and Aldermen the adoption of the amendments to the Land Development Ordinance.

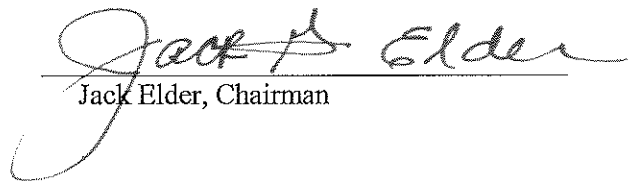
After discussion, Commissioner Roberts made a motion to approve Item 4, Land Development Ordinance Amendment to amend standards to residential uses (File: Amend 2016-006), but removing “mixed use” from the Live-Work definition. The motion was seconded, and carried unanimously.

5. Plan of Services – Approval of a plan of services for the annexation by referendum of approximately 692 acres of land south of Coleman Road, north of West Harpeth Rd; Map 104, Parcel 39.04; Map 119, Parcel 2.00. (File: Annex 2016-006)

Mrs. Deats reviewed her Staff report and recommends that the Planning Commission recommend to the Board of Mayor and Aldermen approval of plan of services for the land north of West Harpeth Road, south of Coleman Road (Map 104, Parcel 07; Map 104, Parcel 39.04; and Map 119, Parcel 2.0).

After discussion, Chairman Elder made a motion to approve Item 5, a Plan of Services - Approval of a plan of services for the annexation by referendum of approximately 692 acres of land south of Coleman Road, north of West Harpeth Rd; Map 104, Parcel 39.04; Map 119, Parcel 2.00. (File: Annex 2016-006). The motion was seconded and carried unanimously.

There being no further business, Commissioner Roberts made a motion to adjourn. The motion was seconded and the meeting was adjourned at 8:06 p.m.



Jack Elder, Chairman

Attest:



Don Blair, Secretary