

Minutes of the Meeting
Of the Municipal Planning Commission
Of the Town of Thompson's Station, Tennessee
August 27, 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 27th day of August, 2013, at the Thompson's Station Community Center with the required quorum. Members and staff in attendance were: George Ross, Chair; Tom Evans, Secretary; Carl Hubert, Commissioner; Sarah Benson, Commissioner; Jack Elder, Commissioner; Willis Gilliam, Commissioner; Brad Wilson, Commissioner; Greg Langeliers, Town Administrator; Wendy Deats, Town Planner; Doug Goetsch, Town Finance Director; Richard King, Building Official; Town Attorney Todd Moore; and Leah Rainey, Town Recorder.

Consideration of the Minutes.

The minutes from the July 23, 2013 meeting were previously submitted. Commissioner Benson moved for approval of the minutes as submitted. The motion was seconded and carried unanimously.

Announcements by Staff.

Mr. Langeliers said the Dog & Pony Show was fast approaching; plans were coming together and volunteers were still needed.

Old Business.

Commissioner Wilson asked for an update about CC&Rs. Mr. Moore said staff and counsel were still discussion potential options for supporting the subdivisions' CC&Rs, but had no legal authority to enforce them.

—
Discussion followed on the status of Forrest Landscaping.

LETTERS OF CREDIT:

1. Extend for 1 year \$30,000 for Roads, Drainage and Erosion Control; Landscaping and On-site Sewer for Bridgmore Village Section 1A

Mrs. Deats said staff recommended extension for one year in the amount of \$30,000.

Commissioner Gilliam moved for approval. The motion was seconded and carried unanimously.

2. Extend for 1 year \$175,000 for Roads, Drainage, Erosion Control; Landscaping and On-site Sewer for Bridgmore Village Section 1B

Mrs. Deats said staff recommended extension for one year in the amount of \$175,000.

Commissioner Gilliam moved for approval. The motion was seconded and carried unanimously.

3. Extend for 1 year \$60,000 for Roads, Drainage and Erosion Control for Bridgemore Village Section 2A

Mrs. Deats said staff recommended extension for one year in the amount of \$60,000.

Commissioner Gilliam moved for approval. The motion was seconded and carried unanimously.

REVISION TO FINAL PLAT:

4. Evergreen Ridge

Mrs. Deats discussed her staff report and recommended approval with the contingency that the applicant obtain approval from Williamson County Sewage Disposal prior to application for a building permit.

Commissioner Wilson requested that an additional contingency be added: that an access easement for service of the shared two-inch water line be included on the final plat.

Commissioner Wilson moved for approval with both contingencies as stated. The motion was seconded and carried unanimously.

PRELIMINARY PLAT:

5. Section 14 of Tollgate Village for the creation of 80 lots

Mrs. Deats reviewed her staff report and recommended approval with the conditions that, prior to recordation of the final plat, the setback be revised to 15 feet for consistency along Americus Drive and that the applicant enter a development agreement for Phase 14 of Tollgate Village.

Commissioner Wilson discussed the possibility of preserving the barn in Tollgate Village.

Commissioner Wilson moved for approval. The motion was seconded and carried unanimously.

6. Phase 8 Fields of Canterbury for 72 lots

Mrs. Deats reviewed her staff report and recommended approval with the condition that, prior to application for a final plat, the applicant enter into a development agreement for Phase 8 of Fields of Canterbury.

Commissioner Gilliam moved for approval. The motion was seconded and carried unanimously.

ZONING ORDINANCE AMENDMENT:

7. Amendments to the Zoning Ordinance.

Mrs. Deats said she would review these proposed changes and set up a work session for the Commissioners in the coming weeks. She recommended that the Commission recommend the changes to the Board of Mayor and Alderman and get together for a work session between the Board's First and Second Readings.

Commissioner Evans said he would prefer to have the work session before making any recommendations to the Board, and to invite additional professionals from various related fields to provide input.

Commissioner Evans made a motion requesting that staff proceed to establish a work session for the Planning Commission to discuss the proposed changes. The motion was seconded and carried unanimously.

SITE PLAN:

8. Nonresidential site plan 1525 Thompson's Station Rd W

Mrs. Deats reviewed her staff report and recommended approval based on the project's compliance with the Zoning Ordinance. She said she and the applicant, Mr. Langeliers, were available for questions.

Commissioner Gilliam moved for approval. The motion was seconded and carried unanimously.

New Business.

Mr. Langeliers discussed Lennar builders' Next Gen "house within a house" product and said staff was looking into different approaches for assessing utility and permit fees.

Adjourn.

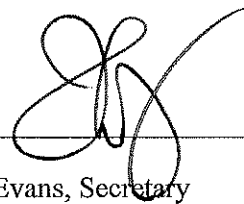
There being no further business, the meeting was adjourned at 8:18 p.m.

Signed: _____



George Ross, Chair

Attest: _____



Tom Evans, Secretary