

Minutes of the Meeting
of the Municipal Planning Commission
of the Town of Thompson's Station, Tennessee
September 22, 2015

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 22nd day of September, 2015, at the Thompson's Station Community Center with the required quorum. Members and staff in attendance were: Chairman Jack Elder; Secretary Don Blair; Vice-Chair Mike Roberts; Commissioner Ben Dilks; Commissioner Sarah Benson; Commissioner Darren Burrus; Town Administrator Joe Cosentini; Town Planner Wendy Deats; Town Attorney Todd Moore and Town Clerk Chandra Boughton. Commissioner Debra Bender was unable to attend.

Pledge of Allegiance.

Minutes:

The minutes of the August 25, 2015 Meeting were previously submitted.

Commissioner Benson moved for approval of the August 25, 2015 meeting minutes. The motion was seconded and carried unanimously.

Public Comment: None

Old Business:

1. Preliminary Plat for the creation of 32 lots within Phase 11 of The Fields of Canterbury

Mrs. Deats reviewed her staff report as well as the traffic study information as requested by the Planning Commission. Based on the project's consistency with the site development plan and the Town's Subdivision Regulations and Zoning Ordinance, Mrs. Deats recommended approval with the following contingencies:

1. Prior to the submittal of the final plat, the applicant shall enter into a development agreement for the project.
2. Prior to the approval of construction plans, all applicable codes and regulations shall be addressed to the satisfaction of the Town Engineer.
3. Prior to the approval of construction plans, a drainage study shall be submitted to verify that drainage is managed adequately on site.
4. Prior to the approval of construction plans, a geotechnical report shall be submitted identifying the location of any sinkholes.
5. Prior to the approval of construction plans, a mass grading plan shall be submitted for review and approval.
6. Prior to the approval of construction plans, a tree replacement plan shall be reviewed and approved. The tree replacement plan shall be incorporated into the Development Agreement.
7. Prior to the approval of construction plans, the cross section for the roadways shall incorporate a five foot sidewalk.

Commissioner Dilks presented his analysis of the traffic study. Mr. Brandon Baxter Traffic Engineer for Ragan Smith, Mr. Brett Smith Engineer for Ragan Smith, and Mr. Bucky Ingram President of Willow Branch Partners all fielded questions from the Commission.

After discussion, Commissioner Dilks moved to approve the item as presented with the additional contingencies of: traffic signals installed at Critz Lane & Hwy 31 and Critz Lane and Hwy 431, Collier traffic plan improvements in place, and second access to Canterbury completed – all of these to be completed before construction can begin. Town Attorney Todd Moore stated that placing contingencies that are beyond the control of the applicant is a denial of the request and the Sub Regs of the Town do not support denial based on the contingencies presented. Upon further discussion, Commissioner Dilks withdrew the motion and made a new motion to approve the item with the following contingencies:

- 1. Prior to the submittal of the final plat, the applicant shall enter into a development agreement for the project.**
- 2. Prior to the approval of construction plans, all applicable codes and regulations shall be addressed to the satisfaction of the Town Engineer.**
- 3. Prior to the approval of construction plans, a drainage study shall be submitted to verify that drainage is managed adequately on site.**
- 4. Prior to the approval of construction plans, a geotechnical report shall be submitted identifying the location of any sinkholes.**
- 5. Prior to the approval of construction plans, a mass grading plan shall be submitted for review and approval.**
- 6. Prior to the approval of construction plans, a tree replacement plan shall be reviewed and approved. The tree replacement plan shall be incorporated into the Development Agreement.**
- 7. Prior to the approval of construction plans, the cross section for the roadways shall incorporate a five foot sidewalk.**
- 8. Prior to the submittal of a final plat, the applicant shall prepare a schedule of improvements for the secondary access located within Phase 10.**

The motion was seconded and carried unanimously.

New Business:

2. Site Plan for the development of townhomes within Section 1B of The Fields of Canterbury

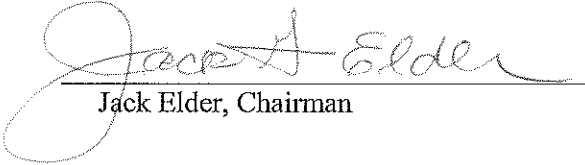
Mrs. Deats reviewed her staff report and recommended approval based on the project's consistency with Town's Zoning Ordinance, subject to the following contingency: Prior to the issuance of building permits, the applicant shall obtain approval from the Design Review Commission.

Commissioner Burrus moved to approve the Site Plan for the development of townhomes within Section 1B of The Fields of Canterbury with the following contingency: Prior to the issuance of building permits, the applicant shall obtain approval from the Design Review Commission. The motion was seconded and carried unanimously.

3. Update to the Town's General Plan


Mrs. Deats presented the update to the Town's General Plan and requested the Planning Commission provide feedback prior to the next Planning Commission meeting, at which time the update will be formally reviewed. **No action necessary.**

There being no further business, Chairman Elder made a motion to adjourn. The motion was seconded and the meeting was adjourned at 8:13 p.m.



Jack Elder, Chairman

Attest:



Don Blair, Secretary