

Minutes of the Meeting
of the Municipal Planning Commission
of the Town of Thompson's Station, Tennessee
September 27, 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 27th day of September, 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; Commissioner Debra Bender; Town Administrator Joe Cosentini; Town Planner Wendy Deats; Town Attorney Todd Moore. Town Clerk Jennifer Jones was unable to attend.

Pledge of Allegiance.

Minutes:

The minutes of the August 23, 2016 meeting were previously submitted.

Commissioner Benson moved for approval of the August 23, 2016 meeting minutes. The motion was seconded and carried unanimously.

Public Comment:

Lee LaGraize – 3612 Lime Valley Bridge Rd – Concerns regarding easements, roads, and amenities center in Bridgemore Village. Wants a solution between the Developer and the Town.

Carole Schneider – 2752 Cabin Run Bridge Rd – Roadway concerns in Bridgemore Village.

Lauren Yeager – 3604 Robbins Nest Rd. – Concerns regarding easements and the relationship between the Town and MBSC.

Town Planner Report:

Mrs. Deats updated the Commission on the following items:

Tollgate traffic signal plans were submitted to the Town and Ragan Smith is working with TDOT through the approval process. There is no timeline on when the install will occur.

The Land Development Ordinance amendments were adopted at the September BOMA meeting. They are now effective and will be put up on the website.

MTEMC is moving forward to the three phase that is needed for the upgrade as the result of growing communities.

The Williamson County School is underway. The blasting stopped for a couple of weeks, but will resume again.

The trail is still underway and we are still on track for completion by October 14th.

The SIA contract has been signed between TDOT and LoJac and they will be having a pre-construction meeting soon to get the project underway.

New Business:

1. Suspension of plats within Tollgate Village and Bridgemore Village.

Mr. Cosentini reviewed his report and recommended denial based on sureties not being in place for Tollgate Village and Bridgemore Village.

After discussion, Commissioner Dilks made a motion to suspend all future plats submitted on behalf of MBSC TN Homebuilders or MBSC Bridgemore LLC until a resolution between the developer and the Board of Mayor and Aldermen on the ongoing roadway maintenance and infrastructure completion issues. The motion was seconded and carried unanimously.

2. Residential Business for the operation of a hot rod shop located at 1881 Evergreen Rd (RB 2016-002).

Mrs. Deats reviewed her report and recommended approval of a residential business based on the project's consistency with the Land Development Ordinance.

Mr. Tommy Ring came forward to speak on his behalf and describe his request.

After discussion, Commissioner Roberts made a motion to approve Item 2 staff report (A Residential Business for the operation of a hot rod shop located at 1881 Evergreen Rd – RB: 2016-002). The motion was seconded and carried unanimously.

3. Tollgate Village Section 16 for the creation of 111 lots on 48.25 acres (File: PP 2016-006).

Mrs. Deats reviewed her Staff report and recommended deferral to the October 25th, 2016 meeting based on the suspension of plats, the need for a revised development plan, and a commitment to necessary traffic and sewer improvements.

Commissioner Bender noted the safety issue and concern of getting into and out of Tollgate Village with only one entrance/exit.

After discussion, Commissioner Bender made a motion for Item 3, File PP 2016-006, to accept Staff's recommendation of deferral of Tollgate Village, Section 16 to the October 25, 2016 Planning Commission meeting. The motion was seconded and carried unanimously.

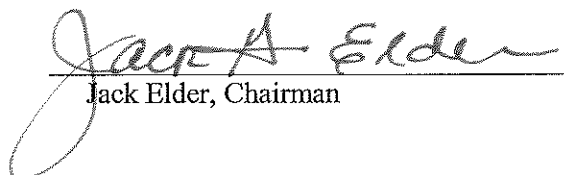
4. Tollgate Village Section 17 for the creation of 76 lots on 34.29 acres (File: PP 2016-007).

Mrs. Deats reviewed her Staff report and recommended deferral to the October 25, 2016 meeting based on the suspension of plats, the need for a revised development plan along with a commitment to necessary traffic and sewer improvements for phase 17 of Tollgate Village.


Commissioner Bender noted that other developers make the necessary repairs in other developments, however, MBSC has failed to do so in the two developments that they are in.

After discussion, Commissioner Blair made a motion to defer Phase 17, the creation of 71 single family lots and five open spaces within Tollgate Village upon Staff recommendation to the October 25, 2016 Planning Commission meeting. The motion was seconded and approved unanimously.

There being no further business, Commissioner Bender made a motion to adjourn. The motion was seconded and the meeting was adjourned at 7:39 p.m.



Jack Elder, Chairman

Attest: 

Don Blair, Secretary