

Minutes of the Meeting
Of the Municipal Planning Commission
Of the Town of Thompson's Station, Tennessee
October 23, 2012

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 October, 2012, 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; Willis Gilliam, Commissioner; Greg Langeliers, Town Administrator; Wendy Deats, Town Planner; Doug Goetsch, Town Recorder; Richard King, Building Official; Todd Moore, Town Attorney.

Minutes:

The minutes of the August 28, 2012 meeting were previously submitted. Mr. Evans made a motion to approve the minutes as submitted and Mr. Gilliam seconded. The motion carried unanimously.

Staff Announcements:

Mrs. Deats announced that the pet sensory garden had been installed and several new trees planted at the park. She recognized and thanked Mars Petcare, the Tennessee Tree Council, Riverbend Nurseries, Alderman Sarah Benson and Town Staff for their collaborative efforts on this project.

Mrs. Deats also said the exercise equipment sponsored by Vanderbilt and Williamson Medical Center had also been installed. She said she had already seen people using the equipment and additional grass had been planted around the stations.

Mrs. Deats said the Fall Festival had been a success and had generated about \$5,000 for the Thompson's Station Community Association.

Mrs. Deats said that the Standards for Automotive Uses that the Planning Commission had recommended had been adopted by the Board of Mayor and Aldermen and were now in effect; the Height Increase Amendment had also been adopted and would go into effect this Friday.

Mrs. Deats requested that the Planning Commission consider adding a seventh item to tonight's agenda: Forrest Landscaping had submitted a plan per the Commission's request at the last regular meeting.

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Mr. Langeliers noted that items 3, 4 and 5 had been withdrawn. Item 6 had been mislabeled; it was a discussion and recommendation on Roadways in Tollgate Village. He said there was an exhibit in the packet identifying the roads in question.

Mr. Langeliers gave an update on the repairs to the wastewater treatment facility; he said that everything had been going well.

REVISION TO FINAL PLAT-RESIDENTIAL:

- 1. Revision to Final Plat, Section 10 Tollgate Village. A request to modify the final plat for section 10, Lots 196-198 to create two lots (File: 1-D-12-011)**

Mrs. Deats said this request by Ragan Smith would combine lots 196, 197 and 198 into two lots, enlarging lots 196 and 198 to just under a quarter acre each and eliminating lot 197. There were no further modifications to the final plat. Mrs. Deats said staff recommended approval.

Mr. Wilson moved for approval and Mrs. Benson seconded. The motion carried unanimously.

- 2. Revision to Final Plat, Pecan Hills. A request to revise the septic area on site to permit a four (4) bedroom house. (File: 1-D-12-012)**

Mrs. Deats said the Commission had seen this request back in 2008 but the applicant had allowed the plat to lapse and had to re-file the application since they had never gotten it recorded. She said the plat was consistent with the previously approved final plat that hadn't been recorded, and staff was again recommending approval, with the contingency that prior to recordation, the applicant obtain approval from Williamson County Sewage Disposal.

Mr. Ross said asked whether the applicant needed to bring evidence of going through Sewage Disposal.

Mrs. Deats said Sewage Disposal would sign off on the plat.

Mrs. Benson asked whether both septic fields would be used or just one.

Mr. Langeliers said only the use of one was allowed.

Mr. Gilliam said, if they dig on that lot and hit a spring that bubbles to the top of the ground, what would happen then?

Mr. Langeliers said a previous building permit had been issued based on an engineered site plan and engineered footing. In order for the Town to issue a permit on it again, either that same plan would be utilized or a modified plan would have to be approved.

Mr. Wilson made a motion to approve and Mr. Hubert seconded. The motion carried unanimously.

OTHER:

3. Revision to Concept Plan for Fields of Canterbury (File: 1-A-12-001)

Mrs. Deats said this item had been withdrawn and would be resubmitted for the Planning Commission's November meeting.

4. Discussion regarding Tennessee Equine Hospital completion of the 110' x 80' covered arena (pad) – 1508 Thompson's Station Road West

This item was withdrawn.

5. Zoning Amendment. The addition of Section 500 for Performance Agreements and Maintenance Agreements.

This item was withdrawn.

6. Revision to Final Plat, Section 10 located within Tollgate Village. [Revised: Acceptance of Roadways in Tollgate Village]

Mr. Langeliers said the Town had entered into an agreement with the new developers of Tollgate Village that the town would take over roads that had been under bond when the bank failed and the FDIC repudiated the letters of credit. This was to be done in August of 2012, per that agreement.

He said the Town had come up with a list of items the developer had agreed to do and had done to the satisfaction of the town.

However, subsequent to that, the Town had re-inspected and found that the roadway had some chips in the curb. There were also areas where the road had been cut to install water lines and/or sewer. He said they had not asked the Town's permission to do this, though at the time, the roads did not belong to the Town.

Mr. Langeliers said he thought the Town would ask the developer to make some repairs before accepting the roads.

Mr. Langeliers said his recommendation as of now would be to decide which repairs to request, and then see if an agreement could be reached with the developer. Staff would then recommend that the Board accept the roads per that agreement. He noted that the Town may not have a choice.

After some discussion, Mr. Moore said he would need to revisit the specifics of the agreement, but his understanding was that the roads were going to be in a completed condition a year ago, and provisions would be made for construction traffic so that roads would not be substantially damaged by continuing construction. Then the Town would begin to require bonds to be posted

to protect the roads going forward. He said he was not aware of the additional cuts until today, and so he would like the chance to revisit the agreement. Ultimately, Mr. Moore said, it would be the Board's decision whether or not to accept them.

Mr. Gilliam asked whether the Town was bound to act within any certain time frame if they tabled this tonight.

Mr. Moore said no; that tabling the item would mean the Town had not yet accepted the roads and they would remain developer roads.

After discussion, Mr. Wilson suggested that this item be tabled until February to allow time for the Town to come to an agreement with the developer.

Mr. Langeliers said staff would report to the Mayor and Board the Planning Commission's concerns. He said he would continue providing updates to the Planning Commission on this matter at future meetings.

Mr. Moore confirmed that no action was needed tonight by the Planning Commission.

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7. Forrest Landscaping (Non-agenda item; Old Business)

Mr. Langeliers recapped last month's meeting in which Mr. Ed Dilts of Forrest Landscaping had proposed to build a public road from Lewisburg Pike up the property line to address some of the access issues. Mr. Langeliers said the choice before the Commission tonight was to approve that plan and establish a timeline for the road to be built, or revert to the original plan which did not include a public road.

Mr. Ross noted that this had been going on since March 2007, and it was time to make a decision.

Mr. Dilts said he hoped this plan would satisfy all parties.

Mr. Gilliam asked whether Mr. Dilts had permission from TDOT to build the public road off Lewisburg Pike.

Mr. Dilts said not yet; this was still a preliminary plan.

Mr. Gilliam asked whether he'd be require to post a cash bond with the Town for the road.

Mr. Langeliers said that Town gave the opportunity to postpone putting on the topcoat in lieu of a bond, assuming lots were going to be cut on the property. However, he said he didn't think that precluded the Town from requiring a bond. Construction plans would have to be approved by

TDOT. Mr. Langeliers said based on his experience with TDOT, it was unlikely that they wouldn't approve this plan.

Mr. Dilts said he'd move the Dixons' water line at his own expense.

Mr. Langeliers said the applicant might want to consider a public water line with a fire hydrant, to make the property potentially divisible in the future.

Mr. Ross asked whether the dimensions of the proposed cul-de-sac could accommodate a school bus.

Mr. Langeliers said yes; it would have to be designed to the Town's specifications.

Mr. Gilliam said the Planning Commission would be implementing some timelines for this project to get done, and Mr. Dilts would be expected to adhere to them.

Mr. Ross said the Commission would like to see the base put down by the first of January, 2013. Mr. Langeliers added that, by "base" they meant eight inches of rock, compacted and rolled in.

Mrs. Theresa Parker asked how close the road would be to her property line.

Mr. Dilts said the road would be widened a little in the direction of her property but would remain within the original easement.

Mr. Moore noted that this particular plat does not show the gravel driveway or the landscaping between the two homes, west of the cul-de-sac. He said the Commission either needed to receive a revised plat that includes all of that, or make very specific notes in the record to reflect that those will be added to the plat.

Mr. Wilson said he wanted to see a complete, comprehensive set of drawings before he was ready to approve.

Mr. Moore said the Commission may have further requests to make note of, but the notes he's made to be included in the record are as follows: that the cul-de-sac was originally going to be paved, but removed at a future time when the road is further developed; that the approval is contingent upon TDOTS approval of the road connection; that the second gravel parking area was to be removed when the road was completed; that a 2-inch PVC water line was to service the Dixon property, materials for which would be provided by Mr. Dilts; that the plat would all be subject to final approval of construction plans by staff; and that the Commission could implement a timeline or consider requiring letters of credit for improvements.

Mr. Ross noted that the Commission had received several complaints about potential/alleged violations, including: that someone was renting part of his building for a business when the building didn't have a Certificate of Occupancy; that stacks of pallets were in violation of code; that an open building contained nitrate chemicals, an explosive chemical that was required to be

kept under lock and key; that debris on the site, as well as tree limbs and stumps were not kept within the confines of the dumpsters; that grass and weeds toward the rear of the property exceeded twelve inches in height.

Mr. Ross said that if the Commission were to approve the plan before them tonight, they would need a guarantee that these violations be brought into compliance.

After further discussion, a motion was made by Commissioner Ross to approve the preliminary plat for the limited purpose of allowing the applicant to submit construction plans to TDOT for approval of the road connection, after which he'd bring back a more detailed site plan—including the aforementioned comments by counsel—for a formal approval by the Planning Commission. The motion was seconded by Mr. Gilliam and it was unanimously approved.

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New Business.

Mr. Langeliers said he didn't have any New Business but wanted to update the Commission on the Bridgemore erosion situation. He said the developer had done repairs and there was a report in the packet by Mr. Goff, who did have some background in geotechnical engineering.

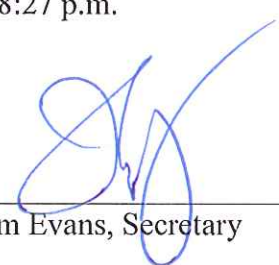
Mr. Hubert said he was glad to have that documentation completed.

There being no further business, the meeting was adjourned at 8:27 p.m.

Signed: _____


George Ross, Chair

Attest: _____


Tom Evans, Secretary