

Minutes of the Meeting
of the Municipal Planning Commission
of the Town of Thompson's Station, Tennessee
October 25, 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 25rd day of October, 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 Planner Wendy Deats; Town Attorney Todd Moore and Town Clerk, Jennifer Jones. Town Administrator, Joe Cosentini was unable to attend.

Pledge of Allegiance.

Minutes:

The minutes of the September 27, 2016 meeting were previously submitted.

Commissioner Benson moved for approval of the September 27, 2016 meeting minutes. The motion was seconded and carried unanimously.

Public Comment:

None

Town Planner Report:

Mrs. Deats updated the Commission on the following:

- The Greenway Trail – Construction is near to completion.
- SIA Project – Staff has a preconstruction meeting with TDOT on Thursday, October 27, 2016
- Tollgate Village Traffic Signal – The traffic signal standards have changed and the applicant has submitted the changes to TDOT. There is currently not a time frame for completion.

Unfinished Business:

1. **Preliminary plat for the creation of 111 lots within Phase 16 in Tollgate Village (File: PP 2016-006).**

Mrs. Deats reviewed her report, and based on the Plat Suspension, recommended that the Planning Commission deny the preliminary plat for phase 16 within Tollgate Village.

Mr. Brett Smith and Mr. Bob Nichols with Ragan Smith and Associates came forward to speak on behalf of the applicant.

After a brief discussion, Commissioner Bender made a motion to accept the Staff recommendation of denial based on the lack of completed public roads and other infrastructure necessary to serve this Phase of Tollgate Village, and the absence of adequate surety to complete such roads and infrastructure which has resulted in the suspension of plats within Tollgate Village, and based upon (1) the lack of traffic signal installation or surety (2) lack of an updated traffic study addressing secondary access and traffic

mitigation and (3) lack of evaluation of the main pump station to determine necessary upgrades. The motion was seconded and carried unanimously.

2. Preliminary plat for the creation of 76 lots within Phase 17 in Tollgate Village (File: PP 2016-007).

Mrs. Deats reviewed her report and based on the Plat Suspension, recommended that the Planning Commission deny the preliminary plat for phase 17 within Tollgate Village.

After a brief discussion, Commissioner Blair made a motion to accept the Staff recommendation of denial based on the lack of completed public roads and other infrastructure necessary to serve this Phase of Tollgate Village, and the absence of adequate surety to complete such roads and infrastructure which has resulted in the suspension of plats within Tollgate Village, and based upon (1) the lack of traffic signal installation or surety (2) lack of an updated traffic study addressing secondary access and traffic mitigation and (3) lack of evaluation of the main pump station to determine necessary upgrades. The motion was seconded and carried unanimously.

New Business:

3. Final Plat for the creation of 47 lots within Bridgemore Village (FP 2016-006).

Mrs. Deats reviewed her report and recommended approval of the final plat for Section 5A of Bridgemore Village with the following contingencies:

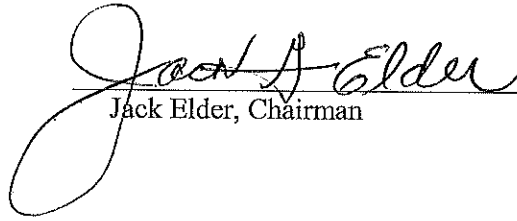
1. Prior to the recordation of the final plat, plat shall be revised to accurately represent the drainage and the corrections shall be completed to the drainage infrastructure.
2. Prior to the recordation of the final plat, a surety will be required in the amount of \$245,000 for roads, drainage and erosion control.
3. Prior to the recordation of the final plat, a surety shall be required in the amount of \$196,000 for sewer.
4. 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.

Mr. O'Leary with WES Engineers came forward to speak on behalf of the applicant.

Mr. Steve Clifton of Land Development Consulting came forward to speak on behalf of the Town.


After a brief discussion, Commissioner Burress made a motion to approve the final plat for Section 5A of Bridgemore Village with the Staff recommended contingencies plus the addition of contingency number 5. All front yard setbacks shall be 30 feet as approved on the preliminary plat for Bridgemore Village Phases 5-11 on May 26, 2015 by the Planning Commission. The motion was seconded and carried unanimously.

There being no further business, Commissioner Benson made a motion to adjourn. The motion was seconded and the meeting was adjourned at 7:56 p.m.



Jack Elder, Chairman

Attest:



Don Blair, Secretary
SEE COSENTINI, TOWN ADMINISTRATOR