

**Minutes of the Meeting**  
**of the Municipal Planning Commission**  
**of the Town of Thompson's Station, Tennessee**  
**November 15, 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 25<sup>th</sup> 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 Debra Bender; Town Planner Wendy Deats; Town Administrator, Joe Cosentini; Town Attorney Todd Moore and Town Clerk, Jennifer Jones. Commissioner Darren Burress was unable to attend.

**Pledge of Allegiance.**

**Minutes:**

The minutes of the October 25, 2016 meeting were previously submitted.

**Commissioner Roberts moved for approval of the October 25, 2016 meeting minutes. The motion was seconded and carried unanimously.**

**Public Comment:**

None

**Town Planner Report:**

Mrs. Deats updated the Commission on the following:

- Design Guidelines – Just received from Placemakers and Staff is currently reviewing. Would like to plan a work session in January.
- SIA Project - Currently moving forward and the utility work is starting. Please check Facebook and the Town website for updates.
- Greenway Trail – This is now complete and the final walk should be done on Thursday, November 15<sup>th</sup>, 2016.
- We are putting together the dates for the meetings now and they will remain on the 4<sup>th</sup> Tuesday of the month. The dates will be published in January, and will be emailed to you then.

**New Business:**

1. **Final Plat for the creation of 38 lots within Section 10B of the Fields of Canterbury (FP 2016-008)**

Mrs. Deats reviewed her staff report and recommended that the Planning Commission approve the final plat with the following contingencies:

1. Prior to the recordation of the final plat, a surety will be required in the amount of \$163,000 for roads, drainage and erosion control.

2. Prior to the recordation of the final plat, a surety shall be required in the amount of \$127,000 for sewer.
3. 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.

**After discussion, Commissioner Roberts made a motion to approve Item 1, a Final Plat for the creation of 38 lots within Section 10B of the Fields of Canterbury with the following contingencies:**

1. **Prior to the recordation of the final plat, a surety will be required in the amount of \$163,000 for roads, drainage and erosion control.**
2. **Prior to the recordation of the final plat, a surety shall be required in the amount of \$127,000 for sewer.**
3. **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.**

**The motion was seconded and carried unanimously.**

2. **Site Plan for the construction of a 10,541 square foot auditorium located at Heritage Middle School at 4803 Columbia Pike (SP 2016-004).**

Mrs. Deats reviewed her report and recommended that the Planning Commission approve the site plan with the following contingencies:

1. Prior to the issuance of grading permits, construction plans shall be submitted and approved. Any upgrades to the utility infrastructure necessary for the project shall be completed by the applicant.
2. Prior to the issuance of a building permit, design review approval shall be obtained.
3. Any change of use or expansion of the project site shall conform to the requirements set forth within the Land Development Ordinance and shall be approved prior to the implementation of any changes on the project.

**After discussion, Commissioner Blair made a motion to approve Item 2, a Site Plan for the construction of a 10,541 square foot auditorium located at Heritage Middle School at 4803 Columbia Pike with the following contingencies:**

1. **Prior to the issuance of grading permits, construction plans shall be submitted and approved. Any upgrades to the utility infrastructure necessary for the project shall be completed by the applicant.**
2. **Prior to the issuance of a building permit, design review approval shall be obtained.**
3. **Any change of use or expansion of the project site shall conform to the requirements set forth within the Land Development Ordinance and shall be approved prior to the implementation of any changes on the project.**

**The motion was seconded and carried unanimously.**

3. **Approval of the construction of Tollgate Intersection Improvements and the establishment of a surety for these traffic improvements.**

Mrs. Deats reviewed her staff report and recommended that the Planning Commission approve the traffic improvement plans for the intersection of Columbia Pike /Tollgate Boulevard with the following contingencies:

1. Prior to the approval of installation of the traffic improvements, the Town Engineer shall approve the construction plans.
2. Prior to the approval of construction plans, the applicant shall post a surety in the amount of \$221,000 for the intersection improvements.

**After discussion, Commissioner Roberts made a motion to approve the Traffic Signal located at the intersection of Columbia Pike/Tollgate Boulevard with the following contingencies:**

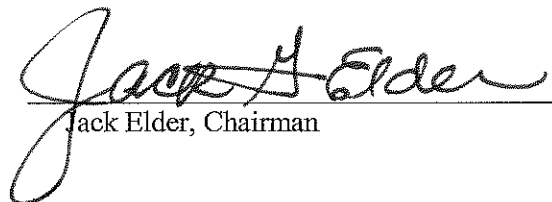
1. **Prior to approval of the installation of the traffic improvements, the Town Engineer shall approve the construction plans.**
2. **Prior to the approval of construction plans, the applicant shall post a surety in the amount of \$126,000 for the traffic signal.**
3. **Prior to the approval of the construction plans, the applicant shall post a surety in the amount of \$95,000 which could be waived if TDOT requires a surety that meets or exceeds this amount for the turn lane improvements.**
4. **The signalization shall include a controller compatible with signal synchronization within Thompson's Station.**

**The motion was seconded and carried unanimously.**

There being no further business, Commissioner Roberts made a motion to adjourn. The motion was seconded and the meeting was adjourned at 7:50 p.m.

Attest:

  
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Don Blair, Secretary

  
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Jack Elder, Chairman