

Minutes of the Meeting
of the Municipal Planning Commission
of the Town of Thompson's Station, Tennessee
November 27, 2018

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 November 2018 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 Shaun Alexander; Commissioner Trent Harris; Commissioner Tara Rumpler; Commissioner Bob Whitmer; Town Planner Wendy Deats and Town Attorney Todd Moore. Commissioner Dilks and Town Clerk Jennifer Jones were unable to attend.

Pledge of Allegiance.

Minutes:

The minutes of the October 25, 2018 regular meeting were presented.

Commissioner Whitmer made a motion to approve of the October 25, 2018 meeting minutes. The motion was seconded and carried unanimously.

Public Comment:

No public comments.

Town Planner Report:

Mrs. Deats informed the Commission that Chairman Elder has submitted his resignation from the Planning Commission. She expressed her appreciation of and thanked Chairman Elder for all his years of service to the community.

New Business:

- 1. Final Plat to create 34 townhome lots within Section 12D of the Fields of Canterbury (FP 2018-020).**

Mrs. Deats reviewed her report and based on the project's compliance with the approved Phase 12 preliminary plat, Staff recommends that the Planning Commission approve the final plat with the following contingencies:

1. Prior to recordation of the final plat, a surety shall be submitted to the Town in the amount of \$132,000 for roadways, drainage and utilities.
2. Prior to recordation of the final plat, a surety shall be submitted to the Town in the amount of \$72,000 for sewer.
3. All tree replacements shall be installed in accordance with the approved replacement plan for phase 12.
4. As built drawings 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.

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Commissioner Harris made a motion to approve Final Plat 2018-020 for 34 townhome lots within Section 12D of the Fields of Canterbury with the recommended contingencies by Staff. The motion was seconded and was carried by all present.

2. LDO Amendment to reduce the garage as required in Section 4.10 Use Residential Property Standard (LDO Amend 2018-007).

Mrs. Deats provided background on the request, the meetings that were held to discuss the issue and reviewed the report recommending that the Planning Commission consider the information and make a recommendation on the amendment to the Board of Mayor and Aldermen.


Kevin Sturgill with Lennar Homes spoke on behalf of the applicant requesting the modification to the Land Development Ordinance.

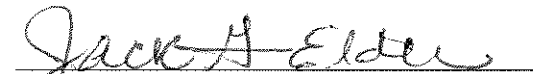
Commissioner Alexander made a motion to recommend to the Board of Mayor and Aldermen to retain existing standards for garage sizes within the LDO, provide an allowance for a 20 foot by 20 foot garage for all lots that receive final plat approval prior the effective date of the ordinance and change the minimum lot width standards within the D3 zoning district to 55 feet. The motion was seconded and carried by all present.

Chairman Elder informed the community that he is resigning from the Commission. Chairman Elder expressed his gratitude to the Mayor, Commission, Staff and the community for allowing him to serve in the capacity of Planning Commissioner.

There being no further business, Commissioner Roberts made a motion to adjourn. The motion was seconded, and the meeting was adjourned at 7:42 p.m.

Attest:


Shaun Alexander, Secretary


Jack Elder, Chairman