

Minutes of the Regular Meeting
Of the Board of Mayor and Aldermen
Of the Town of Thompson's Station, Tennessee
September 8, 2009

Call to Order:

The regular meeting of the Board of Mayor and Aldermen of the Town of Thompson's Station was called to order at approximately 7:00 p.m. on the 8th day of September, 2009, at the Thompson's Station Community Center with the required quorum. Members and staff in attendance were: Leon Heron, Mayor; Sarah Benson, Alderman; Corey Napier, Alderman; Greg Langeliers, Town Administrator; Doug Goetsch, Town Recorder; Todd Moore, Town Attorney; Wendy Deats, Town Planner; Richard King, Building Codes Official; and Lisa Stewart, Town Clerk.

Pledge of Allegiance.

Minutes:

The minutes of the August 11th, 2009 meeting were previously submitted, and were approved unanimously upon a motion by Alderman Napier and second by Alderman Benson.

Announcements:

- Mr. Langeliers stated that the Municipal Planning Commission meeting in September will be cancelled since there are no letters of credit to be reviewed and no submittals.
- Mayor Heron asked that the Planning Commissioners be notified to attend the September 15th, 2009, meeting regarding considerations for the Town Center area.

Town Administrator's Report. (copy in file)

Old Business:

Mr. Langeliers updated the Board on the Safe Routes to School program, hoping to bid the first / front portion in the near future.

The culverts on Thompson's Station Road West have been installed; however, the contractor is being a bit lax in putting up the guardrails so Staff is staying in contact with them. The contractor has not been paid for the entire project, so the Town will have the remaining funds should we have to finish the job.

Mrs. Deats referenced the citizen input at the last meeting regarding bicycles and their impact on the roadways. Since then, she has met with representatives of Walk Bike Nashville and also The Harpeth Bike Club. The meeting was fairly productive, with talk about the possibility of signs,

brochures to educate the bicyclists that can be made available in flip boxes in various locations, and additional signs for motorists also. Commissioner Halvorson was at the meeting and offered to help with brochures and / or signage ideas. Staff will keep the Board updated and bring examples in as they are designed / developed.

Mayor Heron asked if Staff has found a bicycle ordinance anywhere else in Tennessee, and Mrs. Deats noted that she did find one in Belle Meade. He suggested again, that this be researched thoroughly before deciding what rules will apply, whether bicyclists have the right to ignore the rules of the road while in Town, or to be overlooked. Mayor Heron added that, should an ordinance be considered, the media can be useful in getting the word out about the new regulations. Mrs. Deats stated that she checked in Williamson County, and will also check in our neighboring counties.

Mrs. Deats informed the Board that the Williamson County Parks and Recreation Department has an event planned that will be going before the Board of Zoning Appeals to request a special event permit. The Williamson County Parks and Recreation Department is asking that the submittal fee for the Board of Zoning Appeals (\$100.00) be waived, and that decision can only be made by this Board.

Mr. Langeliers added that it is Staff's intention to revise the fee schedule at some point, and has considered waiving the fees for other governmental entities and municipalities; after, of course, this Board's review and approval.

After brief discussion, all agreed to waive the fee as requested.

Item 1 - Second Reading of Ordinance 09-012 for a Minor Revision to the Permitted Use Chart Regarding Religious Facilities.

Mrs. Deats reviewed the revision.

Mayor Heron opened the public hearing.

- A. **Public Hearing for Ordinance 09-012** (as advertised in the August 25th, 2009 edition of the *Tennessean* newspaper, on the Town website, and various postings in Town).

There being no one wishing to speak, the public hearing was closed.

Alderman Napier asked if Staff had checked on allowing religious facilities in these zoning areas and the impact it may have on the State law relating to the sell of alcohol and proximity to a liquor store. Mr. Langeliers stated that, generally speaking, because our requirements are three hundred feet (300') from building to building – not from property line to property line – it would be a fairly rare occasion that it could be problematic. If it became a problem, it could be reviewed to reduce the separation, while also comparing to other jurisdictions.

Alderman Benson asked about the separation between schools and daycares, and Mr. Langeliers noted that the type of daycare in Heritage Commons is considered a private commercial use, therefore not covered in the separation classification.

**Alderman Benson made a motion to approve and adopt this ordinance.
Alderman Napier seconded the motion, which passed unanimously.**

Item 2 - Second Reading of Ordinance 09-013 to Re-Zone the Franks and Darby Properties located on Columbia Pike.

Mrs. Deats reviewed the request.

Mayor Heron opened the public hearing.

A. **Public Hearing for Ordinance 09-013** (as advertised in the August 25th, 2009 edition of the *Tennessean* newspaper, on the Town website, and various postings in Town).

There being no one wishing to speak, the public hearing was closed.

Mayor Heron pointed out the signed document provided by Mr. Franks wherein the Land Trust has approved this requested use on the property.

Alderman Napier expressed his appreciation for the Franks' generosity in putting this property in a Land Trust, preserving it for posterity.

Alderman Napier a motion, seconded by Alderman Benson, to approve and adopt this ordinance. The motion passed by a unanimous vote.

Item 3 - Second Reading of Ordinance 09-014 regarding Codification of the Town's Municipal Ordinances. **WITHDRAWN**

Mr. Moore stated that we are waiting on revisions to the codification from MTAS. He spoke with them today and they were confident that the revised documents should be to us before next month's meeting.

Mr. Moore noted, however, that since the public hearing has already been advertised, the public hearing could be held tonight or re-scheduled to the next meeting; whatever the Board chooses. The Board agreed to hold the public hearing.

Mayor Heron opened the public hearing.

A. **Public Hearing for Ordinance 09-014** (as advertised in the August 25th, 2009 edition of the *Tennessean* newspaper, on the Town website, and various postings in Town).

There being no one wishing to speak, the public hearing was closed.

Item 4 - First Reading of Ordinance 09-015 to add Windmill Standards to the Zoning Ordinance.

Mrs. Deats reviewed the report, recommending approval and move to a second reading. She noted two (2) changes recommended by the Board of Zoning Appeals to be added, which are as follows on Exhibit A:

“D. Setbacks. The setback shall be determined by the total extended height, which shall include the height of the windmill plus the length of one turbine.” Consider adding ten extra feet (10’) to insure a little more of a setback should something happen; and

also under *“D. Setbacks.”* That it will need to be located in the ‘rear’ yard.

Mrs. Deats will provide a red-line copy of all changes and modifications at the next reading.

Alderman Napier questioned the definition stating “... mounted on a structure...”, asking if ‘structure’ could be considered a house, barn, etc. After discussion, it was agreed to modify it to specify mounting on a ‘mono-pole type structure’.

Alderman Napier made a motion to accept and approve this ordinance on first reading. Alderman Benson seconded the motion, which passed unanimously.

Mayor Heron set the public hearing for this ordinance to be October 13th, 2009.

Item 5 - First Reading of Ordinance 09-016 to add Temporary Use / Event Standards to the Zoning Ordinance.

Mrs. Deats reviewed the report, recommending approval and move to a second reading. She noted a change on Exhibit A that will be red-lined at the next reading – “Standards” should actually read “Findings of Fact” to make it a little clearer.

After discussion, Alderman Benson made a motion, seconded by Alderman Napier, to accept and approve this ordinance on first reading. The motion passed by unanimous vote.

Mayor Heron set the public hearing for this ordinance to be October 13th, 2009.

Other New Business:

Alderman Napier asked for a financial update from the Town’s budget stand-point. Mr. Goetsch stated our General Fund is good and we are getting sales tax from the new retail in Town. The Waster Water Fund, as expected, is tight; and our Cash Balance is probably the highest it’s ever been.

Mayor Heron noted that the Thompson's Station Restaurant and Grill has closed and will not re-open under the previous management; and it will take a few months to notice that impact on the Town.

Mayor Heron informed the Board that Phase 2 of the sewer system (which covers the immediate Town Center area) has been fully engineered, and hopefully the cost has been reduced by minimizing the amount of rock to be excavated. A proposal should be brought before this Board in the near future to facilitate some portion of this phase; which will also assist in leasing the restaurant again by alleviating the costs of the pump and haul.

Another option to be considered by the Board - the "Old Town Hall" has been appraised since the previous manager was considering adding it to the restaurant for use as a bar. Staff may be bringing the concept of selling the building before the Board also. Mr. Langeliers pointed out that the appraisal is based on the building being on a septic system, so it would appraise a little higher if it is connected to sewer.

Alderman Napier asked about the status of road maintenance and if it is still being deferred because of the budget. Mayor Heron stated that proposals have been sent out for estimates to re-surface Dean Road, and we're waiting for those to be returned.

Mayor Heron also noted that Thompson's Station Road West is slowly deteriorating but TDOT will be re-surfacing the section where they are working on SR 840.

Community Input and Concerns:

Marcia Franks, of 211 Third Avenue South in Franklin, noted that she is on the Old Tennessee Trail Committee (with Aubrey Preston as the Chairman) and they have involvement from Williamson County as well as Maury County. It is a trail of 84 miles and the State of Tennessee will be paying for a brochure describing various places of interest, and they plan on some in Thompson's Station. She asked the Board members to review the draft of the brochure and provide her with any suggestions and / or comments.

There being no further business, the meeting was adjourned at approximately 7:44 p.m.

Leon Heron, Mayor

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Attest: _____
Doug Goetsch, Town Recorder

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