

**Town of Thompson's Station
Municipal Planning Commission
Minutes of the Regular Meeting
Held On March 16, 2004**

Commission Members Present

Brown Daniel, Chairperson
Quen Brown
Sarah Benson
Cherry Jackson
Jackie Attkisson

Staff Members Present

Bob Hoge, City Planner
Larry Craig, City Attorney
Steve Clifton, City Engineer
Doug Goetsch, City Recorder

The regular meeting of the Municipal Planning Commission was called to order on March 16, 2004 at 7:00 p.m. at the Thompson's Station Community Center.

The minutes of the February 17, 2004 meeting were previously submitted and were approved upon a motion by Commissioner Benson, seconded by Commissioner Jackson, and were unanimously accepted.

City Attorney Craig stated that a public hearing was originally planned for an expected change to the Subdivision Regulations, however that change was determined to not be necessary. City Planner Hoge explained that a form for use by utility companies was found to be acceptable and no change was necessary so a public hearing was not required.

City Engineer Clifton asked the board to consider requiring a vote by the Planning Commission on sketch plans. He said developers needed some assurance that their plans were acceptable to the commissioners before investing a lot of capital in the project. After discussion, the planning commissioners decided not to require a vote, but to allow a vote if the commission so desired and to have the comments of the commissioners regarding a project put into the minutes. Motion to adopt this approach to sketch plans was made by Commissioner Brown, seconded by Commissioner Benson, and the motion was unanimously adopted.

PECAN HILLS Section III – Final Plat

The staff review by Mr. Hoge had these provisions:

1. Construction plans for the water line extension and the Brenda Road extension must be submitted and approved by the consulting engineer with related bonding instruments sent to the City Attorney for approval of form.
2. Revise Note 8 to read that lots 305 through 308 will access Brenda Street.
3. Plat needs to be stamped by the surveyor, the commission may want to standardize the plat sheet size, and a calculation sheet showing applicable intensity may be necessary.

Mr. Tom King represented the applicant and gave the commissioners an overview of the project and explained that the preliminary plat had been approved by the Williamson County Planning Commission as the Municipal Planning Commission had not yet been formed. He stated he was in agreement with the staff report. City Attorney Craig stated that bonding in the form of a letters of credit would be needed as follows:

1. Roads, Drainage and Erosion Control Bond - \$45,000
2. Landscaping Bond - \$5,950
3. Water Utility Bond - \$16,800

Commissioner Jackson made a motion to accept staff's recommendations, Commissioner Benson seconded the motion, and it was unanimously adopted.

TOLLGATE VILLAGE

Mr. Jim Cross made a short presentation with an overview of plans for Tollgate Village and invited input from the commissioners. He asked that the Planning Commission allow a sketch plan review at the April meeting, even though the submittal deadline had passed earlier in the day. Commissioner Attkisson made a motion to suspend the rules and allow a sketch plan review at the April meeting. Commissioner Jackson seconded the motion and it was unanimously adopted.

Mr. Phil Maples with the State Local Planning Office informed the commissioners that Mr. Hoge was leaving his office and that a new planner, Mr. Mike Wood, would be designated to work with Thompson's Station. Because of scheduling conflicts, he suggested changing the regular meeting dates to be the third Monday of each month. Commissioner Jackson made a motion to make this change to the meeting date, Commissioner Benson seconded, and the motion passed unanimously.

Commissioner Jackson made a motion to amend the Municipal Planning Commission Bylaws to make the regular meeting date to be the third Monday of every month. Commissioner Benson seconded the motion, and it was unanimously adopted.

There being no further business, the meeting was duly adjourned at 8:35 p.m.

Signed: _____
Brown Daniel, Chairperson

Attest: _____
Quen Brown, Secretary