

Town of Thompson's Station
Municipal Planning Commission
Minutes of the Regular Meeting
Held On June 19, 2006

Commission Members Present

Brown Daniel, Chairman
Sarah Benson
Tom Evans
Cherry Jackson

Staff Members Present

Greg Langeliers, Town Administrator
Larry Craig, Town Attorney
Micah Wood, Town Planner
Doug Goetsch, Town Recorder
Lisa Stewart, Town Clerk

The regular meeting of the Municipal Planning Commission was called to order on June 19, 2006 at 7:00 p.m., at the Thompson's Station Community Center. Commissioner Jackie Attkisson was absent.

Minutes

The May meeting was cancelled so the minutes of the April 17th, 2006 meeting were previously submitted; and were approved upon a motion by Commissioner Jackson, seconded by Commissioner Benson, and passed unanimously.

Staff Announcements

Mr. Langeliers stated that a date is being considered for the third Public Input meeting and there are drafts ready of the Design Review Standards, the Comprehensive Plan, and the revised / new Zoning Ordinance.

He noted that the Community Plan Advisory Committee is meeting this Thursday, June 22nd, at 5:30 p.m. to review these documents also.

Old Business

There was none at this time.

Agenda Item 5 – Site Plan - Extraction and Disposal Use at 1784 Thompson's Station Road West

Mr. Langeliers reviewed the Staff report, suggesting that the Planning Commission consider a positive recommendation of this request and that the Board of Zoning Appeals should consider granting the conditional use/special exception provided that the property owner enter into a binding agreement relative to the establishment of a date at which the fill operation will cease. It may also be reasonable to consider establishing a road protection bond or some other consideration relative to roadway impact, understanding that it may be difficult to accurately determine cause and effect.

Chairman Daniel asked if the applicant was present, and no one came forward.

Commissioner Benson questioned the consideration of a road protection bond. Mr. Langeliers stated it to be his understanding that this activity has been going on since approximately 2001, therefore it would be difficult to determine at this time exactly what, and / or how much, damage has been done to the road.

Mr. Langeliers pointed out that this item was on the agenda for tonight's Board of Zoning Appeals meeting; however, there will not be a quorum for that Board, so it will be rescheduled.

Mr. Craig suggested that 'private use / endeavor' be outlined to prevent any confusion of a possible commercial use being allowed.

Commissioner Jackson made a motion to recommend to the Board of Zoning Appeals that the Town Attorney draw up a contract, indicating the allowed private use, giving the applicant ninety days from the date signed to complete and / or cease all activity; and this contract must be signed by July 13th, 2006 (or a date determined by the Board of Zoning Appeals).

Mr. Craig asked that the relationship of the applicant to the property owner be determined.

Chairman Daniel questioned the economic issues and if the applicant is being paid for this activity.

Mr. Langeliers stated that he has been told that this is an agricultural use to fill in low and eroded areas, and that the applicant is not receiving any compensation for same.

Commissioner Evans seconded the motion, which passed unanimously.

Mr. Craig stated that he will make an effort to contact the applicant to address the questions from this Commission. Mr. Langeliers agreed, noting that since the applicant is not present, he will inform him of this body's motion and recommendation to the Board of Zoning Appeals.

Agenda Item 6 - Preliminary Site Plan - Commercial Retail Use off Thompson's Ridge Road

Mr. Langeliers reviewed the Staff report, recommending approval of this preliminary site plan.

Final site plan must address the following:

1. Landscaping Plan;
2. Building Elevation;
3. Building Materials;
4. Lighting Plan;
5. Signage Plan;
6. Open/Green Space;
7. Access Plan; and
8. The Bonding of Required Improvements.

Commissioner Jackson made a motion, seconded by Commissioner Benson, to accept and approve this preliminary site plan based on Staff's recommendation. The motion passed by unanimous vote.

Agenda Item 7 - Final Plat - Bridgemore Village, Section 1A

Mr. Langeliers reviewed the Staff report, recommending approval pending the following:

1. The posting of performance bonds for the following:
 - A. Roads, Drainage and Erosion Control in the amount of \$750,000;
 - B. Landscaping Improvements in the amount of \$250,000; and
 - C. On and Off Site Sewer System in the amount of \$350,000.
2. Verification by H. B. & T. S. Utility District that all on and off site waterline improvements have been bonded and that all fees have been paid;
3. Payment of all applicable fees for preliminary and final plats; and
4. Payment of funds, into escrow, for installation of the water re-use application system based on \$750 per lot. Total for Section 1A = \$10,500.

Mr. Langeliers noted that the applicant may need to correct some of the road names to have the same name continue, rather than change as it goes through an intersection.

After further discussion, Commissioner Jackson made a motion to accept and approve Staff's recommendation. Commissioner Evans seconded the motion, which passed unanimously.

Agenda Item 8 – Review Revised Zoning Ordinance

Agenda Item 9 – Review the Comprehensive Plan

Agenda Item 10 – Review the Design Review Standards

Mr. Langeliers reviewed the above agenda items together since they have similarities and will work in conjunction with each other. He suggested approval of a recommendation to the Board of Mayor and Aldermen with the understanding that any corrections, adjustments, etc., can be made until the second reading.

After further discussion, Commissioner Benson made a motion, seconded by Commissioner Jackson, to approve and recommend Items 8, 9, and 10 to the Board of Mayor and Aldermen. The motion passed by unanimous vote.

Agenda Item 11 – Status on the Regional Sewer Treatment Facility

Mr. Langeliers stated that the facility is staying on target and is in good shape. The lines have been tested from the pump station to the facility, and could be less than two (2) weeks from pumping into the facility. A final punch list is being made, and he hopes that by next month's meeting, dates can be announced when sign-offs will be obtained from TDEC and Sheaffer International; and an approximate date that the Town will assume ownership and begin operating the facility.

Mr. Langeliers noted that Mr. Goetsch met with TML to discuss the Town's insurance coverage, and everything is in order.

Agenda Item 12 – Revision to Planning Commission By-Laws

Mr. Langeliers explained the change to the By-Laws of the deadline submittal date, which will be the Wednesday after Planning Commission for the next month's agenda. This will be a better time frame for Staff and also help eliminate the concern of the 30 day approval limit.

Commission Jackson made a motion to repeal the previous By-Laws and adopt the By-Laws as presented this date. Commissioner Benson seconded the motion, which passed unanimously.

Agenda Item 13 – Discussion on Pecan Hills Cul-de-sac

Mr. Langeliers explained that there was a note on the final plat in reference to the proposed cul-de-sac's location and where it would end. However, the cul-de-sac was extended, never actually being built out per the plat, and would require mailboxes, culverts, etc., to be moved now in order to comply with the approved plat. In order to correct the situation, a revised plat needs to be recorded depicting the cul-de-sac as is; or the cul-de-sac needs to be re-built per the previously approved final plat. Mr. Langeliers noted that the Town does have some bond money left from this project that could be factored into a solution.

After further discussion, Mr. Langeliers stated he will check with the Town's consulting engineers and the affected property owners; and have a report and recommendation at next month's meeting.

Other New Business

Mr. Wood informed the Commission that Randall Arendt will be having another seminar in Cheatham County on implementing sub-regulations. He noted that the Town was invited to attend and that he will keep everyone posted as dates, schedules, etc., are available to him.

Mr. Langeliers announced again that there is not a quorum for the Board of Zoning Appeals meeting tonight and it will be re-scheduled.

There being no further business, the meeting was adjourned at approximately 8:10 p.m.

Signed: _____
Brown Daniel, Chairperson

Attest: _____
Tom Evans, Secretary