

Minutes of the Meeting
of the Municipal Planning Commission
of the Town of Thompson's Station, Tennessee
April 23, 2019

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 23rd day of April 2019 at the Thompson's Station Community Center with the required quorum. Members and staff in attendance were: Chairman Trent Harris; Commissioner Mac Hughes; Commissioner Tara Rumppler; Commissioner Sheila Shipman; Commissioner Kreis White; Commissioner Bob Whitmer; Alderman Shaun Alexander; Town Planner Wendy Deats; Town Attorney Todd Moore; and Town Traffic Engineer Jonathan Smith.

Pledge of Allegiance.

Minutes:

The minutes of the March 26, 2019 regular meeting were presented.

Commissioner Whitmer made a motion to approve the March 26, 2019 meeting minutes. The motion was seconded and carried unanimously by all present.

The minutes of the November 1, 2018 special called meeting were presented.

Commissioner Shipman made a motion to approve the November 1, 2018 meeting minutes. The motion was seconded and carried unanimously by all present.

Public Comment: Paul Beck who resides at 2782 Americus Drive in Tollgate Village spoke in opposition to a connection to Declaration Way.

Scott Stofel who resides at 2021 Bungalow Drive in Tollgate Village spoke in opposition to a connection to Declaration Way.

Larry Simmons who resides at 3116 Hazelton Drive in Tollgate Village stated his concerns regarding the connection to Declaration Way requesting consideration of a gate if the connector road is constructed.

Town Planner Report: None.

New Business:

1. Final Plat for the dedication of Declaration Way (FP 2019-002):

Mrs. Deats reviewed the history of Tollgate Village citing the original 2003 traffic study along with updated concept plan and updated traffic studies.

Mr. Smith discussed the review of the traffic studies for Tollgate Village.

Alderman Stover received two emails which he forwarded to Mrs. Deats who read both emails from George Petzelt and Erika and Keith Tennant into the public record.

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

1. Prior to the recordation of the final plat, Declaration Way shall be accepted by the Board of Mayor and Aldermen.

After discussion, Commissioner Whitmer made a motion to defer, however the motion failed. Commissioner Shipman made a motion for the Planning Commission to approve of Item 1. The motion was seconded with passed with a vote 4:3 with Commissioners Alexander, White and Whitmer opposing.

2. **Final Plat for the creation of 32 single family lots within Phase 13, Section 13B in The Fields of Canterbury (FP 2019-003).**

Mrs. Deats reviewed her report and based on the project's compliance with the approved 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 \$334,000 for roadways, drainage and erosion control.
2. Prior to recordation of the final plat, a surety shall be submitted to the Town in the amount of \$210,000 for sewer.
3. All tree replacements shall be installed in accordance with the approved replacement plan for phase 13.
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.

After discussion, Commissioner Alexander made a motion to approve Item 2, a final plat for Section 13B including 32 single family lots. The motion was seconded and carried by all present.

There being no further business, the meeting was adjourned at 8:33 p.m.

Trent Harris, Chairman

Attest:

Shaun Alexander, Secretary