

Town of Thompson's Station
Municipal Planning Commission
Minutes of the Regular Meeting
Held On May 17, 2004

Commission Members Present

Brown Daniel, Chairperson
Jackie Attkisson
Sarah Benson
Cherry Jackson

Staff Members Present

Mike Wood, City Planner
Larry Craig, City Attorney
Tom King, City Engineer
Doug Goetsch, City Recorder

The regular meeting of the Municipal Planning Commission was called to order on May 17, 2004 at 7:00 p.m. at the Thompson's Station Community Center.

The minutes of the April 19, 2004 meeting were previously submitted and were approved upon a motion by Commissioner Benson, seconded by Commissioner Jackson, and were unanimously accepted.

Heritage Commons – Amended Preliminary Site Plan – It was noted for the record that the Williamson County Planning Commission had originally reviewed the concept plan for this development. The Thompson's Station Board of Zoning Appeals had approved two variances requested by the applicant at the BZA meeting held earlier this evening. Tom King with Clifton & King, city engineers for the Town, noted that TDOT had approved a "right-in, right-out" entrance to this site and he had asked for additional drainage calculations for detention areas on the southeast portion of the development next to Lot 4. Commissioner Jackson made a motion to approve the overall site plan incorporating the BZA actions on variances. Commissioner Benson seconded the motion, and it was unanimously adopted. Commissioner Jackson made a motion to suspend the rules to allow the consideration of the preliminary site plan for Heritage Commons including the BZA actions. Commissioner Benson seconded the motion and it was unanimously adopted.

Mr. Jim Chambers spoke for the applicant and stated that the actual design of the site's wastewater treatment system has been finished and described an additional 1.2 acres of landscaping that the applicant would make available for use as the Planning Commission wished. Mr. Tom King stated that the wastewater system would have to be built and then dedicated to the town before any certificate of occupancy could be issued. City Attorney Craig asked whether a cul-de-sac was needed at the end of Thompson's Ridge Road and Mr. King stated that it would be advisable for use by fire and safety vehicles. Mr. Chambers agreed to work with the town officials on this matter. Commissioner Jackson made a motion to accept this preliminary plat subject to the modifications made by the BZA and adding the 1.2 acres of landscaping to be provided by the applicant. Commissioner Benson seconded the motion and it was unanimously adopted.

Planning Commission Submittal Deadline - Commissioner Jackson described a timeline for review of submittals made to the Municipal Planning Commission. When the meeting date for the Planning Commission was changed to be the third Monday of

each month, the submittal deadline was not changed and was still the third Tuesday of each month. Staff had requested that the bylaws be changed to make the submittal deadline be the third Monday of each month. The City Planner and City Engineer would then have 10 days to review the submittals and send any comments to the applicant. The applicant would then have five days to respond to those comments. The City Planner and/or City Engineer would then have five days to prepare any staff reports so they could be included in the packets sent to the planning commissioners before the next meeting date. After discussion, Commissioner Jackson made a motion to modify the bylaws to set the submittal deadline for items to be presented to the planning commission to be 5:00 p.m. the third Monday of each month, for the following month's meeting. Commissioner Attkisson seconded the motion and it was unanimously adopted.

Tollgate Village Sinkhole Remediation - Mr. Jim Cross representing the Tollgate Village development asked to be heard. Commissioner Benson made a motion to suspend the rules to allow the discussion to take place. Commissioner Attkisson seconded the motion and it was unanimously adopted. Mr. Cross explained that the Board of Aldermen had modified the zoning ordinance so that now the Planning Commission had the ability to permit remediation of sinkholes subject to permits issued by the state. Mr. Cross asked the board to grant a variance to allow remediation of two sinkholes that had been permitted by the state. Commissioner Benson made a motion to grant this variance, Commissioner Jackson seconded the motion and it was unanimously adopted.

Commissioner Attkisson asked Mr. Cross about the detention pond that had been recently built at Tollgate Village and his concern that in general these ponds can become eyesores. Mr. Cross stated that this particular pond was temporary and part of erosion control efforts needed during construction. He also stated that should any detention ponds be permanently needed, they would be landscaped as necessary to ensure they would not be offensive.

Other Business - Chairman Daniel stated that he and Commissioner Benson had recently attended a planning workshop and asked when does design control become part of the planning commission's responsibility? City Planner Wood and City Attorney Craig stated that a separate ordinance setting design standards was needed before the commissioners could take action.

City Attorney Craig stated that a property owner within the urban growth boundary of the town had requested that three parcels of land be annexed by the Town of Thompson's Station. For any property to be annexed, the Planning Commission would have to review and vote on this issue, then it would have to go through a public hearing and two readings of the annexation ordinance by the Board of Mayor and Alderman. A plan of service for the annexed area would have to be prepared along with related mapping information.

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Chairman Brown stated that if there were no items submitted by the deadline for the June meeting, the June 21, 2004 meeting would be cancelled.

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

Signed: _____
Brown Daniel, Chairperson

Attest: _____
Quen Brown, Secretary