

**Town of Thompson's Station  
Municipal Planning Commission  
Minutes of the Regular Meeting  
Held On November 23, 2010**

Commission Members Present

Sarah Benson  
Nina Cooper, Chair  
Tom Evans  
Millie Halvorson  
George Ross

Staff Members Present

Greg Langeliers, Town Administrator  
Wendy Deats, Town Planner  
Doug Goetsch, Town Recorder  
Todd Moore, Town Attorney  
Richard King, Building Codes Official  
Lisa Stewart, Town Clerk

The regular meeting of the Municipal Planning Commission was called to order on November 23<sup>rd</sup>, 2010, at approximately 7:00 p.m., at the Thompson's Station Community Center, with the required quorum. Commissioners Corey Napier and Roger Nixon were unable to attend.

Chair Cooper noted that her term as a Planning Commissioner expires at the end of this year, and since there is no meeting in December, she would like to say that it has been her pleasure to serve with this exceptional board and her honor to serve the people of Thompson's Station for the past four (4) years.

Minutes:

The minutes of the September 28, 2010 meeting were previously submitted and were approved unanimously upon a motion by Commissioner Ross, seconded by Commissioner Benson.

Staff Announcements:

Commissioner Ross thanked Mrs. Deats for the training session previously held, adding that it was one of the more informative sessions he's attended. Commissioner Benson and Chair Cooper agreed.

Old Business:

Mr. Langeliers stated that Staff is tracking Bridgemore Village in regards to when the preliminary plats expire, and will have to develop a strategy going into next year and how to deal with the subdivisions that have binder down and need topcoat down on some of them. He noted that he thought the preliminary plats will have expired by January 2011 for both phases of Bridgemore Village.

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Mrs. Deats referenced an e-mail from Paul Downing, President of the Station Hill Coyotes, extending his appreciation and thanks to the Commission for supporting their football league.

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Chair Cooper asked for an update on SR 840 and Thompson's Station Road West. Mr. Langeliers said that SR 840 is on schedule, and he and counsel are working on setting up a meeting with TDOT relating to the issues on Thompson's Station Road West, as well as the issue with the Fry Road bridge. He hopes to include the property owners who have a specific interest in this meeting also.

**LETTERS OF CREDIT:**

**Item 1 - Thompson's Station Baptist Church – expiring 12/26/10:  
\$ 5,000 for Landscaping.**

Mr. Langeliers reviewed the report, recommending this Letter of Credit be released. He noted that Staff has been presented with a parking lot addition, and proposing that, when this becomes an agenda item before this commission, another Letter of Credit be established to ensure that they are aware any plan modifications must come through this body.

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

Chair Cooper suggested the next three (3) items be considered and voted on as a whole. All were in agreement.

**Item 2 - Fields of Canterbury, Section 1A – expiring 1/03/11:  
\$ 15,000 for Roads, Drainage and Erosion Control.**

Staff recommends this letter of credit be extended in its current amount for one (1) year.

**Item 3 - Fields of Canterbury, Section 1B – expiring 1/03/11:  
\$ 100,000 for Roads, Drainage and Erosion Control.**

Staff recommends this letter of credit be extended in its current amount for one (1) year.

**Item 4 - Fields of Canterbury, Section 3 – expiring 1/29/11:  
\$ 150,000 for Roads, Drainage and Erosion Control.**

Staff recommends this letter of credit be extended in its current amount for one (1) year.

**Commissioner Benson made a motion, seconded by Commissioner Ross, to accept and approve Staff's recommendation on all three (3) agenda items for Fields of Canterbury. The motion passed by unanimous vote.**

**OTHER:**

**Item 5 - Amend Zoning Ordinance to Modify Temporary Use / Event Standards.**

Mrs. Deats explained this to be a clean-up item as requested by the Board of Zoning Appeals to change item 'D' to exclude seasonal sales (ie: Christmas tree lots). Staff recommends this be approved for recommendation to the Board of Mayor and Aldermen.

**Commissioner Benson made a motion, seconded by Commissioner Ross, to recommend approval to the Board of Mayor and Aldermen. The motion passed unanimously.**

**Item 6 - Update Fee Schedule.**

Mrs. Deats noted that this does not require an action by this commission, and is being provided for informational purposes and comments.


**New Business:**

There was none at this time.

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There being no further business, the meeting was adjourned at approximately 7:25 p.m.

Signed:   
~~Nina Cooper, Chair~~ Millie Halvorson, Chair

Attest:   
Tom Evans, Secretary