

Minutes of the Meeting
of the Municipal Planning Commission
of the Town of Thompson's Station, Tennessee
April 25, 2017

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 the 25th day of April, 2017 at the Thompson's Station Community Center with the required quorum. Members and staff in attendance were: Chairman Jack Elder; Vice Chairman Mike Roberts; Alderman Ben Dilks; Commissioner Sarah Benson; Commissioner Trent Harris; Town Planner Wendy Deats; Town Attorney Todd Moore and Town Clerk, Jennifer Jones. Commissioner Debra Bender and Town Administrator Joe Cosentini were unable to attend.

Pledge of Allegiance.

Minutes:

The minutes of the March 28, 2017 meeting were previously submitted.

Commissioner Benson moved for approval of the March 28, 2017 meeting minutes. The motion was seconded and carried unanimously.

Public Comment:

Drew Hendry – 3809 Robbins Nest – Construction traffic concerns on Robbins Nest and Sporting Hill Bridge Rd. in Bridgemore Village.

Town Planner Report:

Mrs. Deats updated the Planning Commission on the project formerly known as Two Farms, and noted that a request has been submitted to amend the Town's Land Development Ordinance to permit recreational uses as a special exception within the D1 and D3 zoning districts. This request will formally be presented to the Planning Commission for a determination on May 23, 2017. There will be an informational session held on May 10th at 6:00 pm at the community center.

MBSC now has a contractor under contract for the Tollgate Village light with a completion date sometime in September. MBSC is also working on paving repairs in Section 12, 13 and 14 and anticipate final paving to be completed in mid-May. Engineers are working on a design for secondary access. Once they have a design, they will be working with TDOT to get approvals.

Commissioner Blair has resigned from the Planning Commission. He was the Planning Commission Secretary, so a nomination for a new secretary will need to be made. This position will sign plats and meeting minutes.

Alderman Dilks then made a motion for Commissioner Benson to be appointed as Planning Commission Secretary. The motion was seconded and carried unanimously.

The work session that is scheduled for May 1st, only four commissioners can attend. All revisions to the sign standards have been made, however, after reviewing with Attorney Moore and Mr. Cosentini, additional issues need to be addressed. With hillside standards needing review and still no direction on

the General Plan, it is recommended to push the work session to a later date. It was agreed to push the work session to a later date and Mrs. Deats will email everyone for availability.

Unfinished Business:

None

New Business:

1. **Final plat for sections 4B and 7 of Bridgemore Village to create 26 single family lots and three open space lots (FP 2017-003).**

Mrs. Deats reviewed her report and based on the project's consistency with the approved preliminary plat and the Land Development Ordinance, recommends that the Planning Commission approve the final plat with the following contingencies:

- 1) Prior to the recordation of the final plat, a development agreement shall be approved and executed between the Town and the Developer for Phase 7.
- 2) Prior to the recordation of the final plat, a surety will be required in the amount of \$240,000 for roads, drainage and erosion control.
- 3) Prior to the recordation of the final plat, a surety shall be required in the amount of \$114,000 for sewer.
- 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.

Commissioner Harris made a motion to remove the plat suspension in Bridgemore Village. The motion was seconded and carried by all.

Commissioner Dilks then made a motion to approve final plat for sections 4B and 7 of Bridgemore Village to create 26 family lots and three open space lots (FP 2017-003) with Staff recommended contingencies and an additional contingency stating "prior to the recordation of the final plat, a surety shall be posted in the amount of \$300,000 for the amenity center site plan approval". The motion was seconded and carried by all.

2. **Final plat for section 8A of Bridgemore Village to create 8 single-family lots (FP 2017-004).**

Mrs. Deats reviewed her report and based on the project's consistency with the approved preliminary plat and the Land Development Ordinance, recommends that the Planning Commission approve the final plat with the following contingencies:

- 1) Prior to the recordation of the final plat, a surety will be required in the amount of \$4000 for roads, drainage and erosion control.
- 2) Prior to the recordation of the final plat, a surety shall be required in the amount of \$10,000 for sewer.
- 3) 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 Harris made a motion to approve final plat for Section 8A of Bridgemore Village to create 8 single-family lots (FP 2017-004) with Staff recommended contingencies. The motion was seconded and carried by all.

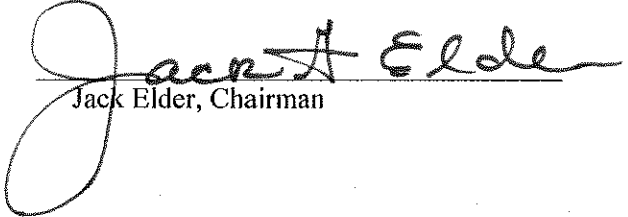
3. Amendment to Sections 1.3 – Definitions, 3.8.1 – Network of Thoroughfares, 3.9.20 – Sidewalks and Tables 4.10 and 4.11 D1 and D2 Standards in the Town’s Land Development Ordinance (Zone Amend 2017-004).

Mrs. Deats reviewed her report and requested that the Planning Commission recommend adoption of these amendments to the Land Development Ordinance to the Board of Mayor and Aldermen.

After discussion, Commissioner Roberts made a motion to recommend adoption of Item number 3, an amendment to Sections 1.3 – Definition, 3.8.1 – Network of Thoroughfares, 3.9.20 – Sidewalks and Tables 4.10 and 4.11 D1 and D2 Standards in the Town’s Land Development Ordinance (Zone Amend 2017-004) to the Board of Mayor and Aldermen. The motion was seconded and carried by a vote of 4 to 1 with Commissioner Benson casting the dissenting vote.

After further discussion, Alderman Dilks made a motion to waive the requirement of a 12 foot driveway width while the LDO moves forward. The motion was seconded and carried by all.

There being no further business, Commissioner Roberts made a motion to adjourn. The motion was seconded and the meeting was adjourned at 7:35 p.m.


Jack Elder, Chairman

Attest: Sarah Benson
Sarah Benson, Secretary