

Minutes of the Meeting
of the Municipal Planning Commission
of the Town of Thompson's Station, Tennessee
May 23, 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 23rd day of May, 2017 at the Thompson's Station Community Center with the required quorum. Members and staff in attendance were: Vice Chairman Mike Roberts; Commissioner Shaun Alexander; Commissioner Debra Bender; Commissioner Sarah Benson; Alderman Ben Dilks; Commissioner Trent Harris; Town Administrator Joe Cosentini; Town Planner Wendy Deats; Town Attorney Todd Moore and Town Clerk, Jennifer Jones. Chairman Elder was unable to attend.

Pledge of Allegiance.

Minutes:

The minutes of the April 25th, 2017 meeting were previously submitted.

Commissioner Benson moved for approval of the April 25th, 2017 meeting minutes. The motion was seconded and carried unanimously.

Public Comment:

None.

Town Planner Report:

Mrs. Deats welcomed Shaun Alexander, the newest member to the Planning Commission. She also stated that she would like to schedule a work session for June 20th, 2017 at 6:00 pm to discuss the general plan, sign standards and hillside amendments.

Unfinished Business:

None

New Business:

- 1. Final plat for section 12A to create 13 single family lots, 34 townhome lots and three (3) open space lots (FP 2017-005).**

Mrs. Deats reviewed her report and based on the project's compliance with the approved Phase 12A preliminary plat, recommended that the Planning Commission approve the final plat with the following contingencies:

- Prior to the recordation of the final plat, a surety shall be submitted to the Town in the amount of \$150,00 for roadways, drainage and utilities.
- Prior to the recordation of the final plat, a surety shall be submitted to the Town in the amount of \$97,000 for sewer.
- 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, Alderman Dilks made a motion to approve Item FP 2017-005, final plat for section 12A to create 13 single family lots, 34 townhome lots and three (3) open space lots with the Staff recommended contingencies. The motion was seconded and carried by all.

- 2. Final plat for section 8B of Bridgemore Village to create 28 single-family lots and three (3) open space lots (FP 2017-006).**

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

- Prior to the recordation of the final plat, a surety will be required in the amount of \$182,000 for roads, drainage and erosion control.
- Prior to the recordation of the final plat, a surety shall be required in the amount of \$80,000 for sewer.
- 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 Bender made a motion to approve Item FP 2017-006, final plat for section 8B of Bridgemore Village to create 28 single-family lots and three (3) open space lots with the three Staff recommended contingencies. The motion was seconded and carried by all.

- 3. Request to amend the Town's Land Development Ordinance to permit golf courses by a special exception within the D1 zoning district and to rezone 1216 acres of land to D1 and D3 zoning districts (Zone Amend 2017-003; Rezone 2017-003).**

Item removed by applicant.

Planning procedures were requested to be added to the work session agenda on June 20, 2017.

There being no further business, Commissioner Benson made a motion to adjourn. The motion was seconded and the meeting was adjourned at 7:23 p.m.



Jack Elder, Chairman

Attest: 

Sarah Benson, Secretary