**Call to Order:**

The meeting of the Municipal Planning Commission of the Town of Thompson's Station was called to order at 6:00 p.m. November 22, 2022.

Commissioners and Staff present were Chairman Trent Harris; Commissioner Luis Para; Commissioner Tara Rumpler: Commissioner Sheila Shipman; Commissioner Bob Whitmer; Planning Director Micah Wood, and Town Attorney Andrew Mills. Alderman Shaun Alexander, Commissioner Kreis White and Planning Technician Jennifer Banaszak were unable to attend.

**Minutes:**

The minutes of the October 25, 2022, regular meeting were presented.

**Commissioner Shipman made a motion to approve the September 27, 2022, regular meeting. The motion was seconded by Commissioner Parra and carried by all present.**

**Public Comment:**

**None.**

**Town Planner Report:**

Mr. Wood reminded the Commissioners about the upcoming training on November 18th, 2022 at 8:00 am via zoom. The training will be recorded for those that cannot make that date.

**AGENDA ITEMS:**

**Plats & Plans**

1. **Tollgate Subdivision, Final Plat, Section 2B, Lots 226-254 (Town Center). Request for approval of 29 lots in the Town Center portion of the Tollgate Subdivision located along Tollgate Boulevard, Setting Sun Boulevard and Branford Place.**

Mr. Wood reviewed his Staff report and recommended approval with the following contingencies:

1. The applicant shall update the plat to remove all references to Phase 2B and replace with Section 2B.
2. Prior to issuance of building permits or occupancy, all necessary sewer connections to the system shall be completed and shall pass any necessary testing.
3. Prior to recordation of the final plat, a surety shall be submitted to the Town in the amount of $975,000 for roadways, drainage and erosion control with automatic renewal.
4. Prior to recordation of the final plat, a surety shall be submitted to the Town in the amount of $325,000 for sanitary sewer with automatic renewal.
5. As-built drawings shall be submitted 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 as part of the bond release process for public improvements in this section of the subdivision.

**After discussion Commissioner Para made a motion to approve Item 1, Tollgate Subdivision, Final Plat, Section 2B, Lots 226-254 (Town Center). Request for approval of 29 lots in the Town Center portion of the Tollgate Subdivision located along Tollgate Boulevard, Setting Sun Boulevard and Branford Place with the Staff recommended contingencies. The motion was seconded by Commissioner Rumpler and carried by all present.**

**All Aboard Comprehensive Plan**

1. **Informational Presentation: All Aboard Comprehensive General Plan and Major Thoroughfare Plan**

Kevin Tilbury and Rachel Robinson with Kimley Horne were present to update the Commission on the process of the Comprehensive Plan.

**Bond Agenda**

1. **Update on Longheld Bonds: Bridgemore Village**

**Adjourn**

There being no further business, the meeting was adjourned at 6:43 p.m.

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                              Trent Harris, Chairman

Attest:

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Micah Wood, Secretary