

**MINUTES OF THE REGULAR SESSION OF THE  
PIPERTON PLANNING COMMISSION  
February 11, 2020, 6:00 P.M.**

The Piperton Planning Commission met on February 11, 2020 at 6:00 p.m., at City Hall, with Board members: Chairman John Henszey, Vice-Mayor Mike Binkley, and Commissioner Bob Archer present. Mayor Henry Coats, Commissioner Gwen Brown were absent. City Planner Brett Morgan, Fire Chief Reed Bullock, City Engineer Harvey Matheny and City Recorder Beverly Holloway were also present along with Public Works Director Bill Kilp, Josh Burnette, Mike Russell, Steven & Peg Gwin, Vicki Hancock, Charles McElwee, David Crislip, Jim and Mimi Ragon in the audience.

**Agenda item 1.** Call to order, establish quorum

**Action taken:** Chairman John Henszey called the meeting to order at 6:00 p.m., and established that a quorum was present.

**Agenda item 2.** Prayer and Pledge of Allegiance to the American Flag

**Action taken:** Chairman Henszey led in the opening Prayer and Vice-Mayor Mike Binkley led in the Pledge of Allegiance to the American Flag.

**Agenda item 3.** Any changes to Agenda; Additions/Deletions; Motion to adopt Agenda

**Action taken:** There were no changes to the published Agenda, and Vice-Mayor Binkley moved to adopt the Agenda as presented, seconded by Commissioner Bob Archer. The Motion received all affirmative votes.

**Agenda item 4.** Any changes to the Minutes of the Regular Session of January 14, 2019<sup>20</sup>; Motion to approve Minutes of January 14, 2019<sup>20</sup>.

**Action taken:** There were no changes to the Minutes of the Regular Session of January 14, 2019, Commissioner Archer moved to approve the Minutes of the Regular Session of January 14, 2019, seconded by Vice-Mayor Binkley. The Motion received all affirmative votes.

**Agenda item 5.** Final Site Plan – Piperton Preserve Phase 5

Brett Morgan, City Planner, stated Piperton Preserve is moving right along, Phase 5 contains a total of 30 lots with 3 Manor Lots and 27 Garden Home Lots which means this phase will be a little bit more dense than the previous phases, this phase will be served by service drives in the rear and the main access road has quite a bit of median space and Mr. Russell will come back at a later date with the landscaping plans, the final phase cannot be platted until that is approved by this body, the Planning Commission approved amending the overall Master Development Plan and this phase fits the plan, and as part of the conditions of the Master Development Plan, a construction road going up to Hwy 57 will be required with Phase 6 but because of the discussion and continued questions for the concern for Keough Road I have added it as part of the discussion tonight.

Chairman Henszey stated we did agree with Mr. Russell that we would wait until phase 6 prior to that but we would like you to rethink that, it is putting a lot of construction traffic through your recent neighborhoods.

Mike Russell stated we have thought about it and certainly we have a long history of working with the City and will continue to do so but I maintain we need to stick with the agreement we had almost a year ago that when we get to phase 6 that we would take the road all the way to Hwy 57 and one of the challenges of doing a road before you're ready or before you get there is

remembering that roads also have sewer and drainage conduits in there so we have put electric, gas and water on the side there is really no space which is typical so what you are asking me to do is not only take that road to Hwy 57 but also the effect and I will have to figure out a plan b or go ahead and run sewer and drainage out there also which is hundreds of thousands of dollars that he is agreeing to do so I want to stay with that but what I can do is for the construction of the neighborhood it will not work for building houses but when things are dry I can come in off of Hwy 57 on the farm road and can bring heavy machinery in that way as long as it is not raining at that time.

Chairman Henszey stated the biggest concern is the concrete and lumber trucks if we can find a way to get them in.

Mr. Russell stated we are not doing phase 5 until we have technically built out phase 4 so there won't be any increase, and I understand and appreciate the concerns but it's too early economically and goes against what we previously agreed so I want to still with the plan to build it in phase 6, so respectfully he wants to request that we maintain what we previously agreed to and is recorded.

Commissioner Archer inquired on the site distant on the road adjoining Hwy 57, west of Mt. Zion.

Mr. Russell stated the conditions stated that the City Engineer has to approve that alignment and we will have to get the exact location but we feel like it is good and the State must approve this also.

Mr. Morgan stated this plan basically fits the Master Development Plan that was approved.

Harvey Matheny, City Engineer, stated it is very similar to previous phases, there is curb and gutter along all the streets, an urban drainage system is designed, the detention is being installed with Phase 4, the sewer will connect to stubs previously stubbed out for this phase in Phase 4 also and will drain to the south to the existing pump station which serves everything south of the ridgeline, and water will be extended from the existing water system (12 inch main), the subdivision is fed by 2 mains off of the 12 inch main, and a condition of the master plan was that with each successive phase the City needs a pressure and flow analysis done to make sure we are well suited to serve our fire flows.

Mr. Russell stated we can run those tests and if not supportive of what the regulations require will we get it to 57 one way or the other.

Vice-Mayor Binkley inquired on the warranty on the main entrance on the roads.

Mr. Matheny stated that was done with phase 1 and that letter of credit was extended for quite some time possibly 2 to 3 years after phase 1 was platted but we have released phase 1 and phase 2's letters of credit, phase 3 is under warranty and phase 4 has just been platted.

Mr. Morgan stated staff recommends approving this 30 lot subdivision (Phase 5) with 3 Planning Conditions, 1 Engineering Conditions and 21 standard conditions and the applicant will have to return for DRC approval of this phase and inquired of a time for phase 6.

Mr. Russell stated its 50-50 to finish phase 5 and 6 would come the next year, so phase 5 is a 20-21 project and phase 6 is a 21-22 project.

Vice-Mayor Binkley inquired whose responsibility for median sidewalk.

Mr. Russell stated the median sidewalk is private and covered by the HOA and the home sidewalks are private also, happy with the curbing helps with rollovers, there is real curb along the boulevard as we get tighter we will have a city appearance (defined urban appearance) and the alleys will not have curbs and will not be maintained by the City and for that particular section anything that has an alley we will have an additional HOA fee only for that area.

**Action taken:** Vice-Mayor Binkley moved to approve Piperton Preserve Phase 5 plat subject to 3 Planning Conditions, 1 Engineering Conditions and 21 standard conditions, seconded by Commissioner Archer. The Motion received all affirmative votes.

**Agenda item 6.** Review Ordinance No. 320-20 – Mobile Food Truck Operations

Mr. Morgan stated this is product from the work sessions held, there will be an amendments to article 2-definitions and to article 3-general provisions to the text of the zoning ordinance.

Chairman Henszey stated Chief Bullock also has some thoughts on the conditions that have to be made, we as a group reviewed the whole ordinance as you see it and that is what we agreed to prior to that and we have a missing piece and how do we fit that in and approve it so that the Mayor and Board of Commissioners can put it on the agenda.

Mr. Morgan stated this is not scheduled to be on next week's BMC agenda, so we have a month, and if this body would like to wait before voting-we can review it again next month or the body can vote to approve and administratively Reed added the fire safety issues.

Chairman Henszey stated there are two missing pieces that need to be added.

Mr. Morgan stated the first one is a business permit that would need to be added and I didn't know what the second one relates to, we left it in there and I don't know that we have any health authority standards and I was going to suggest if that provision could not be found (what section we meant by that initially) or if we could redo it in such a way to add it to #1 that maybe 2a under that goes away and relabel it A through D.

Chief Bullock stated we did adopt the 2018 International Fire Code which section 3.19 does cover Mobile Food Preparation Vehicles and the three things he would like to add is to reference the adoption, and also list the permitting process, right now they have to get a business license and that is it but there is not an inspection process for it to insure that they have a extinguisher and the correct gas connections so we are inspecting under our code.

Mr. Morgan stated so under 1, we say business license rather than permit and 2a would be the fire code for what Reed references.

Vice-Mayor Binkley stated have one permit that includes everything.

Discussion ensued and the decision was to table until so all changes have been made.

**Action taken:** Commissioner Archer moved to table this item until next month, seconded by Vice-Mayor Binkley. The Motion received all affirmative votes.

**Agenda item 7.** Review Ordinance No. 321-20 – Amendments to Article 14 amending density requirements for CD-O Districts

Mr. Morgan stated this ordinance and the next ordinance is occurring due to the City installing a centralized sewer system, the CD-O Ordinance was set up initially to be more rural development district but now that we have centralized sewer, we are splitting up the CD-O into a Rural CD-O and an Urban CD-O and he explained the amendments and feels it will serve the City well.

**Action taken:** Vice-Mayor Binkley moved to approve and recommend Ordinance No. 321-20 with the changes that Mr. Morgan will make by deleting previously 25% & 50% to the Board of Mayor and Commissioners, seconded by Commissioner Archer. The Motion received all affirmative votes.

**Agenda item 8.** Review Ordinance No. 322-20 – Amendments to Article 7 amending Bulk Requirements for Industrial Districts (M-1, M-2, and M-3)

Mr. Morgan stated this is also concerning the addition of centralized sewer to the City, we had previously made the changes to the commercial districts but not the industrial districts, and Mr. Morgan explained the amendments for the benefit of all present.

**Action taken:** Commissioner Archer moved to approve Ordinance No. 322-20 and recommended it to the Board of Mayor and Commissioners, seconded by Vice-Mayor Binkley. The Motion received all affirmative votes.

**Agenda item 9.** DRC – Piperton Public Works Building

Mr. Morgan stated the Public Works building is getting close to being occupied and there are a few things up for review by the Planning Commission serving as the DRC: 1) the signage above the door and 2) the awning and asked Chief Bullock to discuss this.

Chief Bullock stated the style of the awning will match the roof on the rest of the building, color of the awning which will be a darker color that is very close to the window and door trim on the front of the building, there will be steel post that will have a cedar wrap on the post, the gutters will be a similar color on the trim at the top of the building and the white lettering will be close to the lettering on the Fire Department and will not be lighted, they will be pin-mounted and the light on the building now will be under the awning.

Vice-Mayor Binkley recommended having the down spouts match the cedar.

Chief Bullock stated we will see if we can make that painting possible.

Mr. Morgan stated we have already approved the lighting scheme but there are no other lights out in the front of this building.

Chief Bullock stated there is a double pole mounted light in the center of the parking area and wall packs on the side above the doors and there is a pole mounted light at the fence on each side of the building, and the only change on the front will be a wooden gate instead of a chain-length gate shown on the plans and we are making a change order on this to comply, the left side will be a swing gate and the right will be a sliding gate which will be a change order also.

Action taken: Operating as the DRC, Vice-Mayor Binkley moved to the awning and signage for the Public Works Building, seconded by Commissioner Archer. The Motion received all affirmative votes.

**Agenda item 10.** Any other questions or matters from the audience

Charles McElwee stated he built in 1973 and there wasn't much out here then, served on the Fire Department and as a City Commissioner for 8 years, we talk about all the stuff we are looking in the future for and now it is the future so we are seeing all the results from all the planning.

Chairman Henszey stated we have been blessed and take it kind of easy and correct our mistakes.

Commissioner Archer stated you gentlemen that were involved in the planning at that time did a good job, you laid the ground work.

Mr. McElwee stated we tried to and now if we can get the Chief a new fire station.

Mr. Matheny stated we talked yesterday about a brief presentation of a grant, there has been some discussion over the last several years about Keough Road trail system, and through the Metropolitan Planning Organization there was a grant opportunity that came up recently for us to request initial funding for survey and design and then next year we will hopefully go after construction money, we have applied for this and were approved but haven't started the process with TDOT yet.

Chairman Henszey inquired about a public meeting on this.

Mr. Matheny stated we could possibly discuss at the Board meeting next week and see what the Board's desires are.

Mr. Morgan stated that he believes MPO requires a public meeting of this as a requirement of the grant.

**Agenda item 11.** Adjournment

**Action taken:** Commissioner Archer moved for adjournment, seconded by Vice-Mayor Binkley. The Motion received all affirmative votes, and the meeting was adjourned at 7:01 p.m.

Respectfully submitted,

*Beverly Holloway*  
Beverly Holloway, City Recorder

Approved: *Bob [Signature]* date: *3/10/2020*