

**MINUTES OF REGULAR SESSION
PIPERTON PLANNING COMMISSION
April 12, 2016, 6:30 P.M.**

The Piperton Planning Commission met on April 12, 2016 at 6:30 p.m., at City Hall, with Board members: Chairman John Henszey, Mayor Henry Coats, Vice-Mayor Hugh Davis and Commissioner Denise Browder present. Commissioner David Crislip was absent. Fire Chief Reed Bullock, City Planner Brett Morgan and City Recorder Beverly Holloway were present along with Charles McElwee, Preston Trotter, Bill & Vicki Hancock, Gwen Brown, et al and others in the audience.

Agenda item 1. Call to order, establish quorum

Action taken: Chairman John Henszey called the meeting to order at 6:31 p.m., and established that a quorum was present.

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

Action taken: Mayor Henry Coats led in the opening Prayer and Commissioner Denise Browder led in the Pledge of Allegiance to the American Flag.

Agenda item 3. Any changes to Agenda; Motion to adopt Agenda

Action taken: There were no changes to the Agenda, Vice-Mayor Hugh Davis moved to adopt the Agenda, seconded by Mayor Coats. The Motion received all affirmative votes.

Agenda item 4. Any changes to the Minutes of the March 8, 2016 meeting: Motion to approve Minutes of March 8, 2016.

Action taken: There were no changes to the Minutes of March 8, 2016 and Mayor Coats moved to adopt the Minutes of March 8, 2016 meeting, seconded by Commissioner Browder. The Motion received all affirmative votes.

Agenda item 5. Recess: hold Public Hearing concerning proposed revisions to the Subdivision Regulations.

Action taken: Mayor Coats moved to recess, seconded by Commissioner Browder. The Motion received all affirmative votes.

Brett Morgan, City Planner, stated these are essentially the same as what was looked at the last Planning Commission meeting, there will be final formatting done once this is approved and once the final formatting is accomplished then the Commission will receive an updated copy, some of the certificates in the back were old certificates and that has been updated.

Vice-Mayor Davis inquired since the last time we did this, did we have our road portion in the last one done or is this an addition to it.

Mr. Morgan stated these sections have always been there and essentially there has been no change in any of these.

Mayor Coats inquired if an HOA is required for a subdivision or should it be required for a subdivision, doesn't HOA help keep property values up.

Mr. Morgan stated the Home Owners Association are typically set up by the developer if they want them and the HOA may help keep values up but the City has no legal standing when it comes to HOA, in planned developments it is a good idea and the City can't enforce Home Owners Association agreements.

Mayor Coats inquired if the City would specify the width of the entrance of an individual homeowner's property and the reason is that there are certain driveways in this City that have columns on both sides of driveway and an ambulance cannot back up in it and a firetruck cannot get in it, there should be some kind of radius or lip requirements to say it is 14 feet wide or 12 feet wide between the columns, it is a safety hazard and where would it be located in this.

Mr. Morgan stated we were talking about one specific instance and that has not been added or made a part of the subdivision regulations and that would be in engineering.

Chairman Henszey stated subdivision have to be signed off by the Fire Chief.

Mr. Morgan stated from that meeting he thought we were going to leave it up to the engineer on a case by case basis depending on the angle.

Mayor Coats stated we would have more discussion on this and at a lot of the intersections around the City there are street lights and thinks we need to require the subdivisions to put street lights were the City thinks it is applicable for example in the entrance of the subdivision and a couple of lights in key locations but especially at the entrance of the subdivision.

Chairman Henszey inquired if that would be part of the subdivision approval process.

Mayor Coats stated also make it the homeowner's responsibility.

Mr. Morgan stated he thinks it can be done through the subdivision approval process and roads such as state roads that would be up to the State and street lights are expensive and developers and cities hate to do them and incur the cost of doing them.

Mayor Coats stated we can specify a specific light, specific illuminances', an led has a twenty year life on it and will eventually change out all the street lights that are existing in the City hopefully get it in the budget next year and add the ones we need but would like to make this at the expense of the developer instead of the City.

Mr. Morgan stated that can be done and should be done on a case by case basis because MDOT and TDOT require that certain warrants be met before they will sign off on the traffic lights on any one of their state highways because they don't want stacking up street lights just to do it and so if we can do it in the subdivision approval process have some kind of measure whether it be a traffic study that would define if a light is needed, it would be the best interest of the City.

Vice-Mayor Davis stated anywhere there is a perpendicular intersection it is dark.

Mayor Coats stated it needs a street light and it needs to be done but it needs to be the developer's responsibility.

Mr. Morgan stated he had misunderstood and went straight to traffic light instead of street lights and feels that can be done in any subdivision in design and review stage.

Mayor Coats inquired if sidewalks are going to curb and cutter will that be the responsibility of the Homeowners Association or the homeowners.

Mr. Morgan stated they are typically the homeowner's responsibility and not the City unless it specifically is spelled out that the City will maintain.

Chairman Henszey stated in other cities the street lights are put in but the homeowner pays for the electricity.

Mr. Morgan stated street lights in the common open space often follows on Homeowners Association.

Mayor Coats stated it is for a safety standpoint.

Action taken: Mayor Coats moved to reconvene, seconded by Commissioner Browder. The Motion received all affirmative votes.

Agenda item 6. Resolution No. 16-180, amending and readopting the City of Piperton Subdivision Regulations

Chairman Henszey read Resolution No. 16-180 out loud.

Action taken: Commissioner Browder moved to approved Resolution No. 16-180, seconded by Vice-Mayor Davis. The Motion received all affirmative votes.

Agenda item 7. Any other old/new business, questions or matters from the audience

Mr. Morgan stated now that the Subdivision Regulations are taken care of the next task given was to put together a set of development design guidelines and has worked on a number of those for different municipalities in the past and will try to get this Commission some of that information and as you know the State of Tennessee recognizes municipal Planning Commissions to be the Design and Review Board of any City, these design guidelines would deal with some of the issues discussed and would probably need a work session at some time in the future.

Agenda item 8. Adjournment

Action taken: Commissioner Browder moved for adjournment, seconded by Mayor Coats. The Motion received all affirmative votes, and the meeting was adjourned at 6:50 p.m.

Respectfully submitted,

Beverly Holloway, City Recorder

Approved: _____ date: _____