

**MINUTES OF REGULAR SESSION
PIPERTON PLANNING COMMISSION
May 10, 2016, 6:30 P.M.**

The Piperton Planning Commission met on May 10, 2016 at 6:30 p.m., at City Hall, with Board members: Chairman John Henszey, Vice-Mayor Hugh Davis, Commissioner David Crislip and Commissioner Denise Browder present. Mayor Henry Coats was absent. Fire Chief Reed Bullock, City Planner Brett Morgan and City Recorder Beverly Holloway were present along with Preston Trotter, Jim Ragon, 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 6:30 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 Commissioner Crislip 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, Commissioner Denise Browder moved to adopt the Agenda, seconded by Vice-Mayor Hugh Davis. The Motion received all affirmative votes.

Agenda item 4. Any changes to the Minutes of the April 12, 2016 meeting: Motion to approve Minutes of April 12, 2016.

Action taken: There were no changes to the Minutes of April 12, 2016 and Commissioner Crislip moved to adopt the Minutes of April 12, 2016 meeting, seconded by Commissioner Browder. The Motion received all affirmative votes.

Agenda item 5. Discussion on Piperton Economic Study

Chairman Henszey stated at the end of the Study there will be a second community public meeting and the Study should be completed by July and would like to pick a time in late July or August for the community public meeting and this Board should receive a market report and strategic recommendations prior to the public meeting.

Vice-Mayor Davis stated they should be done earlier than July for the Commission to receive a briefing before the community public meeting.

Chairman Henszey stated we need to think about location due to the size of the crowd and it was determined to check the availability of Living Hope Church again and decided on tentative dates of Thursday, August 18th or August 25th and will schedule with Mr. Gross and followup with everyone on scheduling.

Agenda item 6. Any other old/new business, questions or matters from the audience

Brett Morgan, City Planner, stated there are several things that staff will be working on; the Subdivision Regulations are in hand now and the next focus will be the Land Use Chart in the back of the Zoning Ordinance which lists the kinds of uses and things that are available or what zoning district those things follow in, has been requested to review and updated it so it reads like the Zoning Ordinance says, there are special exceptions now that are in the Ordinance that are not reflected in the land use chart that will include bringing it up to date language wise, and after the Land Use Chart will be the Design and Review Guidelines for this

Body to look at and review, those will be more detailed and much more labor and time consuming for this Body.

Chairman Henszey inquired on the time frame on the Design and Review for a work session.

Mr. Morgan stated not yet but has started formulating an outline for Design and Review guidelines and would like to bring it to one meeting and review it and if we feel we need a special work session then it can be scheduled or determined it can be done during the regular session, and the other matter of business is the Corridor Management, has spoken with some TDOT people such as Carlos McCloud and one of the things is he pushing is the Corridor Management Agreements which has been set up between the City of Memphis and Germantown on Poplar Avenue and another one in Bartlett and one of his goals has been to set one for the Poplar-57 Corridor with Memphis, Germantown, Collierville, Piperton and beyond and so staff has asked if he would willing to come to a Planning Commission meeting and he has agreed to be on the June 14th agenda to speak about Corridor Management Agreements to let us know the benefits to the City and Mr. McCloud will send a packet of information that will be sent to everyone prior to the meeting for your review and also Jaime Gross with Collierville Planning has been invited and will attend if possible.

Vice-Mayor Davis stated that he has attended several meetings with TDOT and they are excited that Cities are wanting to do this and there are some grant funding available.

Mr. Morgan stated there are planning grants for corridors available right now, when we talk about signage at both ends this is the process that helps us get that moving forward and this would also be part of the process of trying to reduce the right of way width on 57.

Chairman Henszey suggested that the Commission bring suggestions back on items they may have questions on to Mr. Morgan next month.

Mr. Morgan stated there is a standard of land use that has been in effect for many years and some of its language is antiquated but has found it to be a very good guide but for the most part there needs to be a place for something everywhere and may also need to address the language differently.

Chairman Henszey stated it is our responsibility and we should be more proactive in planning as Vice-Mayor Davis had previously stated.

Mr. Morgan stated if there are questions on usages please highlighted them and we will address them and if the City could get a planning grant from the State for corridor study that would be great.

Agenda item 7. Adjournment

Action taken: Commissioner Browder moved for adjournment, seconded by Commissioner Crislip. The Motion received all affirmative votes, and the meeting was adjourned at 6:55 p.m.

Respectfully submitted,

Beverly Holloway, City Recorder

Approved: _____ date: _____