

**MINUTES OF REGULAR SESSION
PIPERTON PLANNING COMMISSION
June 14, 2016, 6:30 P.M.**

The Piperton Planning Commission met on June 14, 2016 at 6:30 p.m., at City Hall, with Board members: Chairman John Henszey, Mayor Henry Coats, Vice-Mayor Hugh Davis, Commissioner David Crislip and Commissioner Denise Browder present. City Planner Brett Morgan and City Recorder Beverly Holloway were present along with Preston Trotter, Charles McElwee, Mike Russell, John McCarty, Gwen Brown, Bill and Vicki Hancock, Carlos McCloud and Emmily Tiampati from TDOT, City Engineer Harvey Matheny, 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: Charles McElwee 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, Commissioner Denise Browder moved to approve the Agenda as is, seconded by Commissioner David Crislip. The Motion received all affirmative votes.

Agenda item 4. Any changes to the Minutes of the May 10, 2016 meeting: Motion to approve Minutes of May 10, 2016.

Action taken: There were no changes to the Minutes of May 10, 2016 and Mayor Henry Coats moved to accept the Minutes of May 10, 2016 meeting as is, seconded by Commissioner Browder. The Motion received all affirmative votes.

Agenda item 5. Review Piperton Preserve Phase II

Brett Morgan, City Planner, stated that Mike Russell has submitted the second phase of Piperton Preserve, the overall Master Development Plan for Piperton Preserve has been approved and recorded with the City and this Phase II is the next step in the development of the overall community, there is very little difference to this plan over the Master Development plan that was approved by the City originally, the only main difference is in the number of lots that are in Phase II and in the packet there is the original phasing plan and you will see about 12 more lots to the north that was originally in Phase II and this is not a significant enough change to warrant recording of the overall Master Development Plan, there is a few cosmetic issues that need to be done to the plat to record it and so the lots that are in the submitted phase II are identical to the lots that were already recorded in the Master Development Plan so there is not a sufficient variation to the Master Development Plan to re-record it and what is being ask and as you know phasing plans don't typical last long is that as they change phases that they update us with new phasing plans as they go and they have agreed to do this and outside of a few minor cosmetic things with the plat, staff feels the plat is in order and recommends its approval, Mr. Russell and his consultant, John McCarty are here and the City Engineer, Harvey Matheny is here and part of the reason this was done was because of the access to a centralized sewer system versus decentralized and included is a map for the easement of the sewer getting to phase II.

Chairman Henszey inquired if the street showing off Keough will be put in so there will be two entrances once this is started.

Mike Russell stated that is correct, this is the second entrance.

Mayor Coats requested Mr. Matheny talk about the sewer.

Mr. Matheny stated just a minor fabrication where Mr. Morgan said we have access to centralized sewer but we are working on that centralized sewer and this will be the first development in the City that has conventional gravity sewer system servicing the lots, each house will have a normal tap and it will flow to a pump station that will be on the northside of the existing decentralized plant and pump it back up to Hwy 57 that is being designed for the City and then pumped to Rossville for the time being.

Mayor Coats stated we signed a sewer agreement with Rossville a year and a half ago that will allow us to go 75,000 gallons a day to Rossville and the Adair plant is not efficient until you get to that level so this will be a good two to four year project that we will continue to pump sewer to Rossville before we get enough capacity to turn the big plant on and the Pickering Firm is going through the design to get us to Rossville and will probably start that in the next 90 days so maybe by late fall or early winter we should be connected to Rossville and ready to go.

Chairman Henszey commended Mike Russell on the builders that were selected that they have kept a good clean building site and are to be congratulated.

Mayor Coats commented that all but two houses are sold to which Mr. Russell commented he believes so and all the lots but three are sold.

Mayor Coats inquired to Mr. Russell what the timeline is for the start of houses on this phase.

Mike Russell, RusDun Farms, stated that he would like to start dirt work this fall and wonders if they would be far enough along with it but may have to winter it, seed it, shut it down and as soon as spring allows us next year to start and hopefully have lots available July 1 of next year to put houses in there, so it is very similar to what our phase II and the reason for the change is the reality of centralized sewer that occurred between the approval of the master plan in October 2014 and now we had planned on all three of the first phases going into the decentralized plant if we could but is excited and nervous on the opportunity of this.

Action taken: Commissioner Crislip moved to approve the final plat of Piperton Preserve, Phase II as presented, seconded by Commissioner Browder. The Motion received all affirmative votes.

Agenda item 6. Corridor Management Agreements

Brett Morgan stated that we have been talking about Hwy 57 and what we could do the corridor and in that process of talking with the State, he spoke with Carlos McCloud who is actually responsible for establishing corridor management agreements in West Tennessee and Mr. McCloud is here tonight to speak to this body and if what he wants happens to happen this will be an agreement between Rossville, Piperton and Collierville regarding Hwy 57.

Vice-Mayor Davis stated Mr. McCloud does work also with Rural Transportation Committee of which all of us get involved with and wants to get people more educated.

Carlos McCloud, Supervisor of the Office of Community Transportation Planning and Emmily Tiampati with TDOT, responsible for the planning of West Tennessee from the Tennessee River to the Mississippi River, Tennessee-Kentucky border down to the Tennessee-Alabama-Mississippi border and part of their mission is basically looking at corridor management and the goal is to improve intergovernmental coordination. Mr. McCloud gave a presentation on planning factors and how to get started with a committee.

Mr. Morgan stated Mr. McCloud will call a meeting with all the communities.

Mr. McCloud stated it would be good to have a recommendation from the Planning Commission to the Board of Mayor and Commissioners moving this forward.

Agenda item 7. Discussion/approval of Resolution No. 16-182, repealing and setting meeting date and time of the Piperton Planning Commission

Chairman Henszey stated this Resolution will change the meeting time to 7 pm from 6:30 pm.
Vice-Mayor Davis stated this is for consistency.

Action taken: Mayor Coats moved to accept Resolution No 16-182, seconded by Vice-Mayor Davis. The Motion received four affirmative votes with Chairman Henszey abstaining, the Motion passes.

Agenda item 8. Any other old/new business, questions or matters from the audience

Chairman Henszey stated under old business, he had sent out an email to this Board and the Commissioners regarding the date of Thursday, August 25th as the date of the Piperton Economic Study presentation that will be held at Living Hope at 7pm and both boards will receive copies of this study prior to the presentation, the copies should be available by August 5th which will be before the next Planning Commission and the Board of Mayor and Commissioners meeting.

Mayor Coats stated he received confirmation from Living Hope today on the arrangements.

Vicki Hancock inquired that Mr. McCloud mentioned a project that was funded in a three year work program, and what was it.

Vice-Mayor Davis stated it was the interchange at 196 and I-40.

Agenda item 9. Adjournment

Action taken: Commissioner Browder moved for adjournment, seconded by Commissioner Crislip. The Motion received all affirmative votes, and the meeting was adjourned at 7:28 p.m.

Respectfully submitted,

Beverly Holloway, City Recorder

Approved: _____ date: _____