MINUTES OF REGULAR SESSION
PIPERTON PLANNING COMMISSION
September 13, 2016, 7:00 P.M.

The Piperton Planning Commission met on September 13, 2016 at 7:00 p.m., at City Hall, with Board members: Chairman John Henszey, Mayor Henry Coats, Commissioner David Crislip and Commissioner Denise Browder present. Vice-Mayor Hugh Davis and Fire Chief Reed Bullock were absent. City Planner Brett Morgan and City Recorder Beverly Holloway were present along with Marcia Hora, Regina Hardin, Vicki Hancock, Charles McElwee, 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 7:00 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 Commissioner David 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, Mayor Henry Coats moved to approve the Agenda as is, seconded by Commissioner Denise Browder. The Motion received all affirmative votes.

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

Action taken: There was a change to the Minutes of July 12, 2016 (there was no meeting in August) and Commissioner Crislip moved to accept the Minutes of July 12, 2016 with the change to item 6 where it reads Twin Lakes Blvd that should be Keough and Lakes of Greenbrier, seconded by Commissioner Browder. The Motion received all affirmative votes.

Agenda item 5. Discussion/Recommendation – Ordinance 267-16. Amending Zoning Ordinance bulk requirements for residential, commercial and industrial zoning districts

Brett Morgan, City Planner, stated this came before this body two Planning Commission meetings ago and was initialing revising the Zoning Ordinance bulk regulations to clarify what the definition of lot width is, however there was contradictory language and this was modified to become more consistent and since then with further review on other things regarding side yard and rear yard setbacks, staff found other items that didn't give clear guidance so staff has revised this by moving the text to the footnotes of the charts to give adequate guidance to developers as well as more flexibility to the Planning Commission by making it more consistent and to make sure the City and the Planning Commission is not exposed in any way for not giving adequate guidance regarding the bulk regulations for these districts.

Action taken: Mayor Coats moved to approve Ordinance No. 267-16, seconded by Commissioner Browder. The Motion received all affirmative votes.

Agenda item 6. Discussion – Piperton Economic Study

Chairman Henszey stated MAAG (Memphis Area Association of Governments) and the Walker Collaborative were contracted to do the Economic Study, and it was presented at Living Hope on Thursday, August 25th, and would like to review the visioning results (1st presentation) and this is a

summary of the public input that was obtained during the November 24, 2015 public meeting and would like to identify any of the opportunities as action items so we can look into further, a small discussion was held and the following items were chosen as action items from the list that includes item #1) Outdoor recreational opportunities on the Wolf River, item #7) separation of land uses so that commercial uses do not negatively impact residential areas, item #8) creation of a walkable community (Greenprint), item #9) development of a town center (City Hall), item #15) enhancing gateway corridors, and under challenges on page 2: item #1) maintaining a low tax rate, item 2) sewer upgrades, item 3) water sources not dependent upon other communities, item #4) local schools and item #5) electrical substation and also listed the model community examples.

Agenda item 7. Discussion of the creation of the Piperton Design Guidelines

Brett Morgan stated he will send a pdf to the Commission and in the design guidelines this body needs to start thinking about things in terms of retail, residential and industrial for example: site features, building structure and how do we want to set design guidelines for that, parking areas, landscaping, public spaces, pedestrian circulation, lighting and signage and one key elements would be photographs of inappropriate and appropriate things of what not or what to do in Piperton and we can incorporate these pictures into our design guidelines, we want creative development and nothing to rigid so that is the approach we will take with these design guidelines and one of these elements will be corridors especially Hwy 57 and Hwy 72 and how we want to approach this, again by taking a picture of what you like, and still has not heard from the State requiring the Corridor Management Agreement and a small discussion ensued.

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

There was none.

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 7:46 p.m.

Respectfully submitted,

Beverly Holloway, City Recorder

Approved: _____date:_____