

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

The Piperton Planning Commission met on December 13, 2016 at 7:00 p.m., at City Hall, with Board members: Chairman John Henszey, Mayor Henry Coats, Vice-Mayor Hugh Davis, Commissioner Denise Browder and Commissioner David Crislip present. City Planner Brett Morgan and City Recorder Beverly Holloway were present.

**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:** Commissioner David Crislip led in the opening Prayer and Mayor Henry Coats 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 and Commissioner Denise Browder moved to approve the Agenda as is, seconded by Vice-Mayor Hugh Davis. The Motion received all affirmative votes.

**Agenda item 4.** Any changes to the Minutes of the November 15, 2016 meeting: Motion to approve Minutes of November 15, 2016.

**Action taken:** There was no changes to the Minutes of November 15, 2016 and Commissioner Crislip moved to approve the Minutes of November 15, 2016, seconded by Commissioner Browder. The Motion received all affirmative votes.

**Agenda item 5.** Election of Officers of the Planning Commission

Chairman Henszey stated the By-laws state that the election will be held in December of officers not taking into consideration that there could be a change due to the election and it is the Mayor's prerogative to appoint people to the Planning Commission.

Vice-Mayor Hugh Davis asked for clarification is it only because the Mayor has not been sworn in yet and the need to change the by-laws.

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

**Agenda item 6.** Discussion on changes to Planning Commission By-laws

Chairman Henszey stated in Article III, section 2a, the election of officers.

Commissioner Browder stated the time also needs to be changed to read 7:00 pm in section

1.

Discussion was held on this matter.

**Action taken:** Commissioner Crislip moved to accept the time change from 6:30 to 7:00 pm at regular meetings, seconded by Vice-Mayor Davis. The Motion received all affirmative votes.

**Action taken:** Mayor Coats moved that the annual meeting election of officers of the Commission should be held in December or at the 1<sup>st</sup> meeting after the swearing in of the Mayor, seconded by Commissioner Crislip. The Motion received all affirmative votes.

**Agenda item 7. Discussion of DRC Guidelines**

Brett Morgan, City Planner, gave an overview of his outline to help the Commission get started on complying information for the Design Review Guidelines and a discussion was held.

Chairman Henszey mentioned for the Commission to send your slides to Reed and he will categorize them.

**Agenda item 8. Discussion on Training compliance for 2017**

Chairman Henszey stated that he has asked Steve Steinbach to put together a training program that would meet the four hour requirements and it would be a program to help us on what we can and can't do, how you do it and how you don't do it, the legal issues, and Mr. Steinbach has agreed to put together a program that will meet the requirements and we may want to have part of it where it is just this Commission or we may want to invite a development group in to some of the meeting and we would like to do this in January or early February, it would be a half day meeting.

Mayor Coats suggested the IDB needs to be involved also.

Chairman Henszey stated he would like this group to decide if it will be morning or afternoon meeting and a discussion was held.

Chairman Henszey also suggested on the training that once we start on things for example like design and review that we have work sessions at 6pm before the regular session and we would publish the notification.

**Action taken:** The Commission decided on Friday morning 8:30 to 12:30 and that would be passed on to Mr. Steinbach and do work sessions before the regular session meetings.

**Agenda item 9. Any other old/new business, questions or matters from the audience**

1) Mayor Coats stated we are going to start using the website more to ask citizens to get involved and asked the Commissioners for their opinion on street lights from Hwy 196 to Shelby County along Hwy 57 and including lights so you can see the exits.

Commissioner Crislip inquired if we have what we want to show there, are we lighting up what we don't want to show.

Mayor Coats stated he was thinking more of a safety thing, a lot of people like a dark neighborhood so a lot of people don't want street lights in the neighborhoods but was thinking Hwy 57 might be an exemption to that from a safety standpoint.

Chairman Henszey stated lighting in communities can be very distinctive so do we want to have a design for these lights, do we want to have something that is going to get continued as things are built.

Mayor Coats stated at this point they will hang on the poles but we have got a standard of light now, the led light is bright and we have about 20 intersections this summer that we are going to put street lights in so people can see how to turn into the neighborhoods.

Chairman Henszey stated the light where you go into Brier Hills, it is not at the intersection, and it is where the pole is so are we thinking about putting a pole up at that intersection.

Mayor Coats stated we will put poles up where we need to, so over half of the 20 we will need to put will have poles at the intersections.

Commissioner Crislip also inquired if the lighting will be attractive or just utilitarian but if we do could put up decorations on these poles.

Mayor Coats stated we could do something under the street lights.

Vice-Mayor Davis stated we do need lighting, that is the critical thing and then we can do beautification after the point, we've got to capitalize on what is already there and we are not

talking about rewiring anything and if and when we get the corridor thing put together and the beautification we can move on to that.

Mayor Coats stated when we expand to five lanes they will put up new poles and street lights and that is when we can put in nice street lights if we decide to and we have the money but right now just concerned about lighting up the highway.

Chairman Henszey stated let's do it.

2) Mr. Morgan stated Mt. Zion Church has submitted another landscape plan which he has given approval of, it is a lot less landscaping than they did previously but it looked okay as far as what they are needing to do and has spoken with Pastor Lyons and will get with Tommie and let him know that the landscape plan is good and that should not hold up any of their permitting.

**Agenda item 10. Adjournment**

**Action taken:** Commissioner Browder moved for adjournment, seconded by Vice-Mayor Davis. The Motion received all affirmative votes, and the meeting was adjourned at 8:00 p.m.

Respectfully submitted,

Beverly Holloway, City Recorder

Approved: \_\_\_\_\_ date: \_\_\_\_\_