

**MINUTES OF THE REGULAR SESSION OF THE
PIPERTON PLANNING COMMISSION
January 09, 2018, 6:00 P.M.**

The Piperton Planning Commission met on January 09, 2018 at 6:00 p.m., at City Hall, with Board members: Chairman John Henszey, Vice-Mayor Mike Binkley, Commissioner Denise Browder and Commissioner Gwen Brown present. Mayor Henry Coats was absent. City Engineer Harvey Matheny, City Planner Brett Morgan, Fire Chief Reed Bullock and City Recorder Beverly Holloway were also present along with Mike Russell, John McCarty, Greg Smith, Mike Tigner, Mike and Sophia Bray and Bret Morris in the audience.

Agenda item 1. Call to order, establish quorum

Action taken: Chairman John Henszey called the meeting to order at 6:00 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 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 changes to the Agenda with changes to the wording on item #8 and item # 9 to Accessory Structure Application on each per Brett Morgan, City Planner and Commissioner Browder moved to adopt the revised Agenda adding Accessory Structure under item #8 and item #9, seconded by Vice-Mayor Mike Binkley. The Motion received all affirmative votes.

Agenda item 4. Any changes to the Minutes of the Regular Session of December 12, 2017: Motion to approve Minutes of December 12, 2017.

Action taken: There were no changes to the Minutes of the Regular Session of December 12, 2017 and Commissioner Browder moved to approve the Regular Session Minutes of December 12, 2017 as presented, seconded by Commissioner Gwen Brown. The Motion received all affirmative votes.

Agenda item 5. Piperton Hills Commercial PD-O – Subdivision Application

Brett Morgan, City Planner stated Piperton Hills Phase 1 is proposing a two lot subdivision consisting of lots 4 and 13 and lot 4 is 1.85 acres and lot 13 is 3.76 acres which is under application for site plan approval this evening, staff recommends approving the subdivision conditioned upon the Planning and Engineering Conditions that Mr. Morgan reviewed for the benefit of everyone along with the addition of “the plat will not be recorded until all improvements, including utilities and landscaping, are completed and approved by the City or a 100% surety for all improvements is posted to the City”.

Harvey Matheny, City Engineer stated that could be added to condition #9 on page 3.

Mr. Morgan stated on condition 21, page 5 staff will add “this includes all sewer line, whether gravity or force main, from the Phase 1 subdivision to the connection to at Hwy. 57 and on condition #24 adding “including all intersection improvements and signalization”.

Mr. Morgan stated there is a landscape island within the right of way of Piperton Hills Parkway and the applicant will be required to come in and make application for DRC (Planning Commission) for that area, and all those improvements will additionally have to be completed prior to any platting of the subdivision.

Chairman Henszey inquired about the private sewer until it is taken over by the City about having any connections to it in the meantime before the City takes over.

Mr. Matheny stated you are correct and it was his oversight on the condition 21 and will add "additional connections to any private sewer line shall be approved by the City", and ultimately it will become public infrastructure so we need to know.

Chairman Henszey stated there are three areas that we have changes in the conditions.

Mr. Morgan stated yes sir, condition #9, condition #21 and condition #24 will need to be expanded upon and Mr. Morgan will modify it to the official version.

Mr. Morgan inquired of Greg Smith if he understood the conditions to which Mr. Smith said he thinks so.

Mr. Morgan stated with those conditions in place staff recommends approval of this two lot subdivision, understanding that what happens to the lot that we will be discussing in a minute also happens to lot #4, it will also have to sewer provided to it at least with a tap all a part of this development of this subdivision even though it may not be quite ready to go but it will have to be looked at in the same way as lot #13.

Chairman Henszey inquired where we covered the storm water retention.

Mr. Morgan stated it is in the conditions already.

Action taken: Vice-Mayor Mike Binkley moved to approve Piperton Hills Commercial PD-O Phase 1 subdivision with the first 9 conditions and also the 24 standard conditions with additions to condition item #9 "The final plat will not be recorded until all improvements, including utilities and landscaping, are completed and approved by the City or a 100% surety for all improvements is posted", also the addition to item #21 "This includes all sewer line, whether gravity of force main, from Phase 1 subdivision to the connection to at Hwy 57. Additional connections to any private sewer line shall be approved by the City" and to item #24 "including all intersection improvements and signalization", seconded by Commissioner Denise Browder. The Motion received all affirmative votes.

Agenda item 6. Piperton Hills Commercial PD-O – Lot 13, Site Plan Application

Mr. Morgan stated the site plan is for a convenience store on lot 13 that includes 2.22 acres of overall common open space that will be used up as detention for the overall PD-O.

Chairman Henszey inquired who would be maintaining that area.

Mr. Morgan stated the owner of lot 13 will be maintaining that area, and in the last plan that was brought before the Commission there was a connection, MDOT has denied the connection and so this plan was drawn with heavy duty asphalt going all the way around to that denied connection and one of the comments is to revise the plan for the heavy duty asphalt to circle the store so that the heavy duty trucks don't tear up the asphalt and there is a condition in the Design Review recommendations of no more than 10 spaces before you have a landscape island and with the removal of one parking space, the parking spaces will meet the requirements, and also the public line location will have to have another easement on it within the subdivision to which Mr. Smith answered ok.

Mr. Morgan went over the conditions; "a building permit shall not be provided until all improvements, including all Design Review Commission requirements, are completed and approved by the City", this can be added as a separate item or included under item #1, Mr. Smith is representing the applicant at this time, the purchaser/applicant is Mohamed Hamoud on this and will be the responsible party for making sure all is taken care of, and the site plan meets all of the requirements of a site plan for the City other than the parking issue and there is comments listed about the water. Mr. Morgan will send Mr. Smith the revised Staff Reports.

Action taken: Vice-Mayor Binkley moved to approve the site plan for lot 13, Piperton Hills Commercial PD-O will all the recommended conditions with the addition of the following condition " a building permit shall not be provided until all improvements and all utilities, including all Design

Review Commission requirements, are completed and approved by the City”, seconded by Commissioner Browder. The Motion received all affirmative votes.

Agenda item 7. Piperton Preserve MUPD – Phase III Subdivision Application

Mr. Morgan stated this application was reviewed last month along with the overall Master Development Plan and the current layout for Phase 3 varies from the originally approved Master Development Plan, the plan has not changed in any significant way with the lots remaining the same that were approved by the Master Development Plan and the only significant change was the removal of a proposed cul-de-sac and has elongated the common area and has left an area that is a point of connection to open space, the detention area for Phase 3 area has been relocated to an area reserved for the sewer and the sidewalk approved under the initial development will be installed to a point and when future development comes in then the sidewalk will be completed and also the lot count is the same along with the configuration other than the change discussed.

Mike Russell, the applicant stated the changes are basically engineering realities.

Mr. Morgan stated the applicant does know a Design Review application has to be made on this for approved before this Body for the subdivision to be platted.

Action taken: Vice-Mayor Binkley moved to approve Phase III Subdivision Plat with the 6 Engineering Conditions and the 21 other Conditions pending the DRC approval, seconded by Commissioner Browder. The Motion received all affirmative votes.

Agenda item 8. Mike & Sophia Bray – Accessory Structure Application

Mr. Morgan stated there is a change to the actual Staff Report that needs to be made, prior to this evening the Accessory Structures were considered a variance and so the Staff Report lists the Standards for Variances and those need to be struck through as this Body does not have to look at this as a Variance, and every residence is allowed an accessory building however the size of the accessory buildings is limited according to the Zoning Ordinance to 30% of the size of the main infrastructure, this Body will be voting to send a recommendation to the Board of Mayor and Commissioners and the final approval, and what is looked at in accessory structures other than the size, we need to make sure it is not within any setbacks and make sure it is not sitting on any kind of easements and this has been placed in an area that is convenient to the home but not next to the home, the doors open towards the main body, this is well within the area in which an accessory structure can be constructed and the main question is the size of structure-TN Property Data show 4650 sf.

Michael Bray, homeowners, stated it is actually 6340 sf with some of it as storage (garage), it is all under roof and has the original plans with him if the Commission needs to review them, which shows the 6340 sf.

Chairman Henszey inquired on the Homeowners Association.

Mr. Bray stated he has received approval from Crews Developers.

Mr. Morgan stated before we go to the Board, we need to verify what we are considering the square footage of the main structure is and suggested waiting a month.

Vice-Mayor Binkley stated even if it is at the 6340 sf it is still short.

Mr. Morgan stated samples of material used will be needed, the structure may not be habitable and Mr. Bray stated he can bring samples in and the structure is strictly for storage etc.

Action taken: Vice-Mayor Binkley moved to approve and recommend to the Board Mayor and Commissioners the accessory structure for the Brays with the three conditions, seconded by Commissioner Browder. The Motion received all affirmative votes.

Agenda item 9. Mike Tigner – Accessory Structure Application:

Mr. Morgan stated Mr. Tigner’s accessory request is in the R-C (Rural Conservation) Zone which has a minimum of 5 acres, he is requesting a 42x36 building, the height on the ends is 9ft-center is 15ft and the ridge board at the very top is 19 ½ft and with those dimensions the building

size is 1512 sf and according to the site plan it is well within the setbacks of the lot and is behind the main structure, it is not sitting on any easements and the same conditions apply such as providing samples or detail lists.

Chairman Henszey inquired if there is any conflict with TVA.

Mr. Tigner stated from the center point of TVA there is a 75ft easement either way and at the end of the 75ft easement we are still a good 8500ft away so we have plenty of room.

Mr. Morgan will revise the Staff Report and resend it out.

Action taken: Vice-Mayor Binkley moved to recommend approval to the Board of Mayor and Commissioners with the 3 conditions, seconded by Commissioner Browder. The Motion received all affirmative votes.

Agenda item 10. Glenn Farms, Phase I – Site Plan Discussion

Mr. Morgan stated the consultant, Ms. Solomito, sent this in for staff comments only so this is the first lot of the Glenn Farms PD-O that was approved and the building is well under the maximum of 99,000 sf that was allowed and there is a future expansion area that will bring it up to the 99,000 sf allowed, the number of parking and the design of circulation is adequate for the building itself, they would have to improve Glenn Farms Cove and Shelby Drive as part of this development and pointing out they have put their loading dock on the side of the internal street and when this application is made staff will need to get very specific elevations of this building to see what it will look like from the road with the dock and loading area on this side and staff will have a discussion that could possibly called for extra landscaping.

Fire Chief Reed Bullock requested 365 emergency access just as we have required on Pyramex and MCR commercial sites which would involve all weather surface around the entire building.

Mr. Morgan stated that will need to be noted and inquired to Chief Bullock if your issue could be resolved if there were an extra fire plug or two here and there.

Chief Bullock stated he can't get his equipment all the way around and further explained his concerns and said the code specifies a minimum distance on that.

Mr. Morgan inquired if City Engineer, Harvey Matheny had any issues.

Harvey Matheny stated he did think about Reed's concern and will have to look at it closer.

Mr. Morgan stated possibly they could drop a tier of parking and move the building up to accommodate Chief's request and so these are site plan issues that will have to be address and will contact them sometime this week to let them know it was review and what was discussed.

Mr. Morgan stated that it could possibly come before this body in February.

Chief Bullock stated one of their preliminary contractors did check for hydrant pressures for the future waterline expansion for this project.

Mr. Morgan stated even though Piperton doesn't require a preliminary plan for things like this, it behooves Harvey and myself to ask them to send us something early.

Chairman Henszey stated it's a good idea, sort of non-official review that will allows us to get somethings out of the way and could save time.

Agenda item 11. Any other old/new business, questions or matters from the audience

Chairman Henszey stated this is Commissioner Denise Browder's last Planning Commission, she has been here for 10 years and on behalf of the Planning Commissioners, the Mayor, the Board and all the staff that we have really appreciated your service over this time and with that he presented her with a plaque.

Commissioner Browder stated it has been a privilege and honor to serve.

There was no other old/new business.

Agenda item 12. Adjournment

Action taken: Commissioner Browder moved for adjournment, seconded by Commissioner Brown. The Motion received all affirmative votes, and the meeting was adjourned at 7:15 p.m.

Respectfully submitted,

Beverly Holloway, City Recorder

Approved: _____ date: _____