

**MINUTES OF THE REGULAR SESSION OF THE
PIPERTON PLANNING COMMISSION
JANUARY 14, 2020, 6:00 P.M.**

The Piperton Planning Commission met on January 14, 2020 at 6:00 p.m., at City Hall, with Board members: Chairman John Henszey, Mayor Henry Coats, Vice-Mayor Mike Binkley, and Commissioner Bob Archer present. Commissioner Gwen Brown and City Engineer Harvey Matheny were absent. City Planner Brett Morgan, Fire Chief Reed Bullock, Lt. Adam Hursh and City Recorder Beverly Holloway were also present along with Public Works Director Bill Kilp, Vicki Hancock, Charles McElwee, David Crislip, Jim and Mimi Ragon 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: Fire Chief Reed Bullock led in the opening Prayer and Commissioner Bob Archer led in the Pledge of Allegiance to the American Flag.

Agenda item 3. Any changes to Agenda; Additions/Deletions; Motion to adopt Agenda

Action taken: There was a change to the published Agenda, item #6 (Accessory Structure- John Wnukowski, 100 Rebel) was tabled and Mayor Henry Coats moved to adopt the Agenda with the tabling of item #6, 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 10, 2019; Motion to approve Minutes of December 10, 2019.

Action taken: There were no changes to the Minutes of the Regular Session of December 10, 2019, Commissioner Archer moved to approve the Minutes of the Regular Session of December 10, 2019 as written, seconded by Mayor Coats. The Motion received all affirmative votes.

Agenda item 5. Election of Officers

Action taken: Nomination for Chairman; Mayor Coats nominated John Henszey, seconded by Vice-Mayor Binkley. Nomination for Vice-Chairman; Chairman Henszey nominated Commissioner Bob Archer, seconded by Mayor Coats. Nomination for Secretary; Chairman Henszey nominated Commissioner Bob Archer, seconded by Mayor Coats. There were no other nominations. The Motions received all affirmative votes.

Mayor Coats introduced Bill Kilp as the new Piperton Public Works Director.

Agenda item 6. Accessory Structure – John Wnukowski, 100 Rebel Rd-Kyle Eubanks

Action taken: Item was tabled at the beginning of the meeting.

New Agenda item 6. Piperton Preserve Phase 4 - DRC

Mr. Morgan stated the Planning Commission previously approved the final site plan for Phase 4 on February 12, 2019 and at that time did not take into consideration the DRC portion, Phase 4 contains 26 lots and within the phase is 1.06 acres of open space, the plantings are consistent with the previous approved planting within the previous phases so staff recommends

approval of the DRC element of Phase 4 with 4 conditions as listed in the staff report (Mr. Morgan read the conditions for the benefit of all) and emphasized finalized landscaping plans with construction notes, planting schedule etc., and shall be incorporated into the overall construction set.

Action taken: Operating as the Design Review Commission, Vice-Mayor Binkley moved to approve Piperton Preserve Phase 4 subject to 4 planning conditions, seconded by Commissioner Archer. The Motion received all affirmative votes.

Agenda item 7. Piper Hollow Phase 1 & Phase 2 - DRC

Mr. Morgan stated Phase 1 consists of 35.81 acres (56 lots) and Phase II consists of 9.29 acres (20 lots) and must be voted on separately, Phase 1 design elements: Keough Road entrance treatment –fencing, signage, median, streetscape, 25” landscape buffer along the west line, 2 round-a-bouts (COS H & J), open spaces – streetscape, common open areas, 5” gravel walking trails, plant material (COS A, B, C, D & K) are included in the landscaping plan, there is a question on the signage as we have a 6 foot maximum height, the column is 6’ high but the bulb of the sign actually goes higher and has put in the condition that the sign will be a maximum of 6” high and the Commissioners agree it must be 6’ as the Ordinance states and the applicant will have to resubmit the signage as stated in the conditions.

Chairman Henszey inquired on the two properties that are next to the entrance, are they going to remodel the houses and install another driveway, and are they going to fence along Keough like they are doing with the development.

Mr. Morgan stated those two properties are not a part of this development and they have not submitted anything on that.

Mr. Morgan continued with the presentation and stated the landscaping is acceptable as far as the plant material is concerned and staff recommends approval with conditions as stated in the staff report.

Public Works Director Bill Kilp inquired if the entry sign is in the entrance median of the subdivision and has the site distance been checked to make sure it will not block any sight.

Mr. Morgan stated the City Engineer (Harvey Matheny) has checked and before we sign off on the plans, I will note it to Harvey to confirm that as those elements came in with the site plan and were approved but when the construction drawings come in, he will make sure where those are.

Action taken: Operating as the Design Review Commission, Commissioner Archer moved to approve the DRC Application to amend the Phase 1 for subject to 8 conditions, seconded by Mayor Coats. The Motion received all affirmative votes.

Phase 2:

Mr. Morgan went over the Phase 2 landscaping plan, there are 5 Wynstar Willows Oak listed in Phase 2.

Chairman Henszey stated to clarify Phase 1 is being approved and Phase 2 will not have any roads built and will not have any landscaping.

Mr. Morgan stated the applicant was going to submit plans for Phase 1 and then shortly thereafter submit for Phase II so it is not necessarily cut and dry that Phase 1 will be finished before they start Phase II but they are dealing with them separately and that was our concern but they gave their assurance they would come in separately but they did not say how far apart separately and the same thing applies to this as before, staff recommends approval and read the conditions.

Action taken: Operating as the Design Review Commission, Mayor Coats moved to approve the DRC Application to amend the Phase 2 for subject to 4 conditions, seconded by Commissioner Archer. The Motion received all affirmative votes.

Agenda item 8. Any other questions or matters from the audience

Vice-Mayor Binkley inquired about the Public Works building, how close are we and will there be an awning on the front.

Fire Chief Reed Bullock responded we are close, there are issues with some of the stained concrete floors, we have also decided to do countertops and cabinetry ourselves and we are waiting on that to arrive, and on the awning, they built an awning but it is not even close to what was in our elevations so they are trying to get a rendering of a product to offer us for approval before they bring something out.

Agenda item 9. Adjournment

Action taken: Commissioner Archer moved for adjournment, seconded by Vice-Mayor Binkley. The Motion received all affirmative votes, and the meeting was adjourned at 6:38 p.m.

Respectfully submitted,

Beverly Holloway, City Recorder

Approved: _____ date: _____