

**MINUTES OF REGULAR SESSION
PIPERTON PLANNING COMMISSION
February 14, 2017, 7:00 P.M.**

The Piperton Planning Commission met on February 14, 2017 at 7:00 p.m., at City Hall, with Board members: Chairman John Henszey, Mayor Henry Coats, Vice-Mayor Mike Binkley, and Commissioner Denise Browder present. Commissioner David Crislip was absent. City Planner Brett Morgan, Fire Chief Reed Bullock and City Recorder Beverly Holloway were also present along with Vicki Hancock 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 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 was a change to the Agenda with Chairman Henszey adding Training Meeting under item 7, old business and Mayor Henry Coats moved to approve the Agenda with the change, seconded by Commissioner Denise Browder. The Motion received all affirmative votes.

Agenda item 4. Any changes to the Minutes of the January 10, 2017 meeting: Motion to approve Minutes of January 10, 2017.

Action taken: There were no changes to the Minutes of January 10, 2017 and Commissioner Browder moved to approve the Minutes of January 10, 2017 as presented, seconded by Vice-Mayor Mike Binkley. The Motion received all affirmative votes.

Agenda item 5. Review of DRC Guidelines

Chairman Henszey updated the Commissioners on the Commissioners' responsibilities on the different sections and changes that need to be made along with instructions to follow.

Brett Morgan also offered his suggestions on the Guidelines.

Agenda item 6. Proposed revision of height restriction in Industrial Zoning Districts

Mr. Morgan stated that industry standards are pushing building heights higher and higher for industrial development zone buildings, the City currently has a 35 foot maximum height for industrial buildings in the Zoning Ordinance but industrial buildings are pushing that by 10 to 15 feet to get their interior needs fulfilled and so has made proposed changes to the Zoning Ordinance which will go before the Board of Mayor and Commissioners for approval after the Planning Commission's review and recommendation and would like to change the current definition which states in Article 2.1., Building, Height of: The vertical distance as measured from the finished grade at the front line of the building to the highest point of the structure in the M-1, M-2 and M-3 districts and the proposed definition is: The vertical distance as measured from the finished grade at the front line of the building to the highest point of the roofline and in Article 7- Provisions Governing Manufacturing Districts, Article 7.1.13 M-1 Light Manufacturing District, 7.2.13 M-2 Heavy Manufacturing District and 7.3.13 M-2 Planned Industrial Park Manufacturing District all read the same and the proposed change that Mr. Morgan would like to make is: a.) No building shall exceed three stories or 50 feet in height at the

highest point of the roofline. False walls and parapets may exceed this height provision upon approval of the Planning Commission and the Design Review Commission. All vertical extensions, false walls, and/or parapets must be reviewed and approved by the City of Pipeston Fire Department prior to the issuance of a building permit and the reasoning is there may be a parapet wall that a fireman may not be able to get over and it becomes a safety issue, so Mr. Morgan proposed placing this language in an Ordinance and presenting to the Board of Mayor and Commissioners for a first reading at their next meeting.

Fire Chief Reed Bullock stated with the City's growth, he is making plans for that next step and is making plans for the fire station with that type of equipment (ladder truck) just to go with the growth of our City.

A small discussion ensued on this topic.

Action taken: Vice-Mayor Binkley moved to recommended to the Board of Mayor and Commissioners that provisions governing manufacturing districts changes be considered, seconded by Commissioner Browder. The Motion received all affirmative votes.

Agenda item 7. Any other old/new business, questions or matters from the audience

Chairman Henszey stated under old business, we had previously talked about the training meeting, proposing a training meeting on March 10th from 8am until noon and the site is to be determined and this will fulfill everyone's State requirement on training.

Mayor Coats stated Collierville has passed their Sunday Beer sales.

Chairman Henszey stated the IDB is having a presentation on Monday, the 20th at 5pm to 6:30pm for those who wish to attend.

Agenda item 8. Adjournment

Action taken: Vice Mayor Binkley moved for adjournment, seconded by Mayor Coats. The Motion received all affirmative votes, and the meeting was adjourned at 7:44 p.m.

Respectfully submitted,

Beverly Holloway, City Recorder

Approved: _____ date: _____