

**MINUTES OF THE REGULAR SESSION OF THE
PIPERTON PLANNING COMMISSION
March 13, 2018, 6:00 P.M.**

The Piperton Planning Commission met on March 13, 2018 at 6:00 p.m., at City Hall, with Board members: Chairman John Henszey, Mayor Henry Coats and Vice-Mayor Mike Binkley, Commissioner Gwen Brown present. City Planner Brett Morgan, and City Recorder Beverly Holloway were also present along with Bob Archer, Charles McElwee, Tim Turner (Eagle Contractors), Bill and Vicki Hancock 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: Charles McElwee led in the opening Prayer and Vice-Mayor Mike Binkley 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 Mayor Henry Coats moved to adopt the Agenda, seconded by Vice-Mayor Binkley. The Motion received all affirmative votes.

Agenda item 4. Any changes to the Minutes of the Regular Session of February 13, 2018: Motion to approve Minutes of February 13, 2018.

Action taken: There was a change to the Minutes of the Regular Session of February 13, 2018.

Brett Morgan, City Planner, stated the need to correct the language on page 3 concerning Glenn Farms PD-O under action taken, the previous motion was the DRC approve the Glenn Farms Phase 1 (DRC) application subject to the 3 conditions and technically that statement could be correct but may not be totally correct because the DRC did not approve the complete DRC package and so staff suggests rewording to say exactly how much of the DRC package was approved, the landscaping plan was reviewed and talked about holding all of it back for one DRC application but there was a vote on part of the DRC application at least for landscaping.

Vice-Mayor Binkley stated they were voting only on what was presented.

Mr. Morgan stated which was landscaping plan and maybe some building site aspects but elevations were not involved and the suggestion is to revise the minutes with the motion to approve Glenn Farms Phase I landscape plan and note that building materials, elevation, site lighting and signage will be taken up at a different date to be determined.

Vice-Mayor Binkley stated correct.

Chairman Henszey stated we approved with the 3 conditions and that was included.

Mr. Morgan stated that all three of those conditions apply to this but number 1 maybe suspect in the sense that the DRC didn't do the building elevations and he has spoken with the Glenn Farms people and they are wanting to bring their DRC package in for April and he told them to hold off until he knows what the DRC wants to see in April and doesn't want the landscaping plan to come back again for review but knows that building wasn't specifically talked about and feels the motion needs to be reworded to make sure the action taken is that the partial DRC package (landscaping plan) was approved.

Action taken: Mayor Coats moved to amend the Minutes of the Regular Session of February 13, 2018 with the following; the DRC approved the Glenn Farms Ph 1 Landscape plan and the building elevation, materials, site lighting and signage still subject to be approved, seconded by Vice-Mayor Binkley. The Motion received all affirmative votes.

Action taken: Vice-Mayor Binkley moved to approve the Minutes of the Regular Session of February 13, 2018 with the one change, seconded by Mayor Coats. The Motion received all affirmative votes.

Agenda item 5. Announcement of and swearing in of new Planning Commission member by Mayor Coats

Action taken: Mayor Coats stated that Bob Archer accepted the position and was administered the oath of Planning Commissioner and Commissioner Archer took his seat.

Agenda item 6. Accessory Structure Application – Eagle Contractors, Inc. (Tommy Joseph)

Brett Morgan, City Planner, stated this is a modification of an accessory structure which was already approved last year for Mr. Joseph and essentially all Mr. Joseph is wanting to do is modify the structure by adding a 10 foot deep cedar wood porch that covers the front endwall, 20 feet of the east side and 60 feet of the west side and also with this application is a repainting of the overall existing accessory structure to have a closer match to the house color, they are getting close to the sideyard setback but are still within 3 feet of it and had initially approved 2 feet of wainscot and they are asking for 3 feet now and staff sees all of this as an overall improvement to a structure that was previously approved and staff recommends approval of the application and this will have to go back to the Board of Mayor and Commissioners for approval.

Action taken: Vice-Mayor Binkley moved to recommend approval to the Board of Mayor and Commissioners with the 2 conditions (listed in the staff report), seconded by Commissioner Brown. The Motion received all affirmative votes.

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

There was no old or new business.

Agenda item 8. Adjournment

Action taken: Mayor Coats moved for adjournment, seconded by Vice-Mayor Binkley. The Motion received all affirmative votes, and the meeting was adjourned at 6:21 p.m.

Respectfully submitted,

Beverly Holloway, City Recorder

Approved: _____ date: _____