

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

The Piperton Planning Commission met on March 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, City Engineer Harvey Matheny, Fire Chief Reed Bullock and City Recorder Beverly Holloway were also present along with Michael Rogers, Bill Thoda, Tim McCaskill, Garrett Smith, Gary Thompson, and Preston Trotter 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: Mayor Henry Coats 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 was a change to the Agenda, item # 8 was tabled until next month, and Vice-Mayor Mike Binkley moved to adopt the Agenda with tabling item #8, seconded by Commissioner Denise Browder. The Motion received all affirmative votes.

Agenda item 4. Any changes to the Minutes of the February 14, 2017 meeting: Motion to approve Minutes of February 14, 2017.

Action taken: There were no changes to the Minutes of February 14, 2017 and Mayor Coats moved to approve the Minutes of February 14, 2017 as presented, seconded by Vice-Mayor Binkley. The Motion received all affirmative votes.

Agenda item 5. Twin Lakes Phase 2 Plans Review

Brett Morgan, City Planner stated there is an issue with Phase I that we need to go over and vote on before we get into Phase 2, when Phase I was recorded it was recorded with a gas easement of 100 feet and since that time they have found from the Gas Company that the easement could be smaller and so they want to re-record that plat gaining the land back from that easement to go into the actual lots and staff found no problem with them making this change other than the fact that we wanted to require a couple of things; the first thing is to make sure the Gas Company was good with the size of the easement that will show on the recorded plat and we have been assured the Gas Company will provide the City with either a letter or will actually sign the new plat by signing off on the new width of the gas easement as they traverse Phase I and the second thing is regarding the actual location of that, Gary Thompson with Boyle, Michael Rogers with Fisher Arnold are here to answer any questions.

Harvey Matheny, City Engineer, stated instead of showing the reduced easement on the plat when re-recording, we need the location to be tied down on each property line so when the Building Official goes out to look and sees if a structure is in or out of the easement he has something to measure from so we will ask them to create a table or something to that effect on the plat that will give the dimensions from the front and rear corners of each lot where that gas line crosses so we will know and you will be able to go out and physically tie that to them.

Chairman Henszey inquired if all of those individual lot deeds have to be re-recorded.

Mr. Matheny stated he doesn't believe so but remember the lot sizes are not changing, the easement is on the property already but it is increasing the available building envelope.

Mayor Coats inquired what the reduction is.

Mr. Matheny stated it varies, the average goes down to 80 feet.

Mr. Morgan stated this is just a recommendation to approve the re-filing of the plat with this adjustment and that the Planning Commission is ok with that.

Action taken: Mayor Coats moved to approve the change of the easements of the gas lines of the Twin Lakes Phase I, seconded by Commissioner Browder. The Motion received all affirmative votes.

Mr. Morgan stated currently under Phase II there are 21 lots that will be added and found that all bulk regulations have been met according to the CD-O that was placed on this development and so there are no issues from a planning standpoint to review but the City Engineer has reviewed it from an engineering aspect and there are a few that Harvey will mention specifically.

Mr. Matheny stated there are a few to be cleaned up because it created confusion in the conditions and so condition # 27 & 19 addresses that and we can eliminate condition #5 in its entirety, condition #3 & condition #20 can also be removed, there is floodplain encroachment into several lots and the City doesn't prohibit that so the rear portion of a lot in the cases of these such as the furthest north on the property fall off pretty rapidly into the Wolf River floodplain but the building area is high and dry so we will require minimum finished floor elevations (FFE's) to be put on those lots to ensure that the slab is up high enough so those conditions can be removed because the City doesn't require the entire lot be removed from the floodplain and also eliminate condition #26, that is a carryover from Phase I, the proposed public drain field area and associated permanent easements shall be conveyed with the recording of the Final Plat and so I believe that has already been done with the Phase I plat recording.

Mayor Coats stated there has been trouble in some of the subdivisions (not saying it is Twin Lakes) with rainwater getting into the septic tanks and we need to add verbiage that says it will be placed in a higher area to prevent the introduction of rainwater to prevent a problem with the whole system, there needs to be a stipulation placed somewhere in the conditions.

Chairman Henszey stated we have this stipulation for pedestals, the electric and for the cable of at least three feet above the swale height.

Mr. Matheny stated for storm water to be directed from the septic unit and will talk with the developer and the project engineer to come up with some preferred language.

Gary Thompson, Twin Lakes Developer, made a recommendation to add septic tank access to condition # 18.

Mr. Matheny stated that would be appropriate to add it there and he is comfortable with adding it.

Mr. Morgan stated we would need to get with our installers to make sure they are aware of this.

Mayor Coats inquired when the drain culvert is to be redone.

Mr. Thompson stated that is included in the plans that were submitted for Phase II.

Mr. Matheny stated we have those plans and notice item # 10 was added specifically for that purpose because two of the three culverts that are being replaced are crossing public roadways so we need a traffic control plan for that.

Mr. Morgan stated lots 1, 10, 11, 12, 14, 15, 16 & 117 will have finished floor elevations placed on them because the floodway touches a portion of each one of those.

Mr. Matheny stated that is covered under condition # 19.

Action taken: Vice-Mayor Binkley moved to approve the final plat of Phase II of Twin Lakes CD-O subject to the following 28 conditions with the removal of conditions #3, 5, 20 & 26 and the change to condition # 18 to add after pedestals "and septic tank units", seconded by Mayor Coats. The Motion received all affirmative votes.

Agenda item 6. Pyramex Site Plan Review

Mr. Morgan stated the staff report before you outlines the first phase, which contains 243,304 square feet of building space in the first phase and in the second phase another 432,900 square feet is proposed creating a total of 606,000 plus or minus square feet of warehouse and office space for the world headquarters that Pyramex is building, page 2 is their planned data chart which is also on page 2 of the plans before you, the site plan and all the elements of the site plan meets the bulk requirements of the City of Pipeston's Zoning Ordinance and staff has a few specific things about the plan that needs to be addressed from an engineering prospective and a DRC prospective, Bill Thoda, Tim McCaskill and Garrett Smith are here to address any questions with regards to the site plan.

Mayor Coats stated he is very excited about the World Headquarters Project and would like to see samples of all building materials as far as colors, the metal roof for the pavilion for example.

Mr. Thoda stated that is not a problem but they have not been selected yet.

Mr. Morgan stated Mr. Thoda did ask if he should bring some but was told no, not tonight thought we would be good and the City is working on a set of Design Review Guidelines and will be something we start asking of everyone to bring in a sample board as we did in the past.

Mayor Coats stated it looks beautiful.

Chairman Henszey stated it shows character how this company is thinking of their employees by building a pavilion.

Mr. Morgan stated phase I does have an area that will be the permanent pavilion for employees.

Mayor Coats request temperature lighting on all lighting specs, would like a hot temperature and not the cool temperature and the City will be putting up 3500 or 3800 street lights to be consistent all through town and requested the lower range, if you went with 3500 then they are all 3500.

Mr. Morgan stated the first major engineering issue is sewer and another issue is the right of way and staff is requiring they install a turn lane but the sewer right now has been approved by the State to be a decentralized sewer system and that is the way the designers have to move forward right now and we know there is a great opportunity for centralized sewer to be coming to that area and so the plans before you for approval are for a private decentralized sewer system and suggested that the vote be contingent upon a possible change and that Mr. Matheny can possibly review and approve without having to come back to this Board to have them approve.

Mayor Coats stated we are in the process of filling out applications with TDOT for the economic development and that will help raise some funds so the State might do the road and we have finished the sewer line from Rossville to Ballard Road and this will be a procuring cost for us to run all the way to Shelby County and wants to run the sewer this year in conjunction with Pyramex building and we are working with the economic development to try to get money for that but would like Pyramex to help with running sewer to them.

Mr. Thoda stated he would explain that to them but cannot answer for them and we did do pricing based on the plan the Mr. Matheny sent us about extending the sewer under 385 and up the side of the Church and the pricing we got was more expensive than the septic system in the back.

Mr. Matheny stated it was not a cheap price, the pump to pump it, the sewer coming out of the southeast corner and then it shows it being pumped up to their decentralized septic system but with our plan to bring sewer and a pump station at this spot and then have a line going down the west side of Living Hope and under 385 it would be very conducive for them instead pumping this way to pump or gravity to our line and has done some preliminary analysis to see if we could gravity from the farthest point of your site, gravity all the way up to this pump station and feels it is doable with some deep cuts along the west side of Living Hope but it is physically doable based on your finished floors and those kinds of things but regardless the way the current plan is showing where the sewer comes out of the building it is conducive to running it to the City.

Mr. Thoda stated the building construction itself will take about 13 months and hopefully they would like to start in a month but has not been given the absolute on that and would need to be assured of a sewer to tie into we could work that out.

Mr. Matheny stated that condition covered (the either or) under item #7 and 7b speaks to the requirement for the applicant to coordinate with the City in the event we can create an outfall going back to the centralized sewer.

Mayor Coats inquired to Mr. Matheny when we would have something firm that shows us that we can gravity all the way without Pyramex putting in a pump.

Mr. Matheny stated he would have more definitive numbers and answers on that by the end of this week.

Mr. Morgan stated the vote tonight will be on a set of plans that does not show the centralized system but as long as it is contingent or allows for attaching to the centralized system without Pyramex having to come back before this Body would be the preferred way to go and inquired of Mr. Matheny is there were any of the other conditions engineering wise that he needed to cover and stated most of these are pretty straight forward and are standard conditions that staff has for any development of this nature, there is an easement described in item #12 which Mr. Morgan read to which Mr. Thoda stated we had not discussed that before but had a question because there was a discussion about providing an easement along 385 if the sewer came into the provided easement up to the property to the north of us following 385 would this be in addition to that or would this be something else.

Mayor Coats stated we would not need it if we are running out to the southeast corner and Mr. Morgan and Mr. Matheny agreed and Mr. Matheny stated this would be in addition to that, we are talking about this property if it were to ever develop and needed a way to get to the sewer then we would require an easement along this west property line down to the public sewer, that 15 foot provision and the condition would address that, Mayor Coats inquired that this pertains to the other lot.

Mr. Morgan stated that is why we have the ability to go up the Living Hope side was because that easement was anticipated or that need and so it is the way for all these parcels to be able to eventually connected up to sewer and would consider to remove the easement if the back was not connected.

Mr. Thoda inquired that part of the entry drive is on that side and would overlay that easement and would that be an issue.

Mr. Morgan and Mr. Matheny both stated they didn't think so and in the event the sewer line whether gravity or forced main were to come down that western property line then there would be some temporary construction in that driveway area and he suspects it would not shut down the operations.

Mr. Thoda stated he had a question regarding the flood plan, the map stops at the county line and the actual portion of that creek that is on Pyramex property is not mapped, so will we be ok to use the elevations that exist at the county line, Mr. Morgan stated an intrepid flood elevation and Mr. Matheny will get with Tim because he doesn't know that he feels comfortable using that elevation at the county line because obviously it's going to be higher at one point than the other point but there may not be a lot of difference and Mr. Thoda stated his biggest issue is they don't have a map to go by and Mr. Matheny stated he can work with you to determine that.

Mr. Morgan stated the second issue is the DRC issue which includes signage and the reason why that is considered an issue is that Pyramex is requesting to have 2 building or wall mounted signs, one on the front and one that faces 385 and in the zoning ordinance under Section 8.14.1 – Attached wall signs: 1 per street front (a maximum of two signs per zone lot) (maximum of 1 sign per ground mounted/pole structure-and a lot of times that is open for interpretation by this Body as to what is a street and in this instance we addressed the consultants and allowed them to consider 385 as a street front knowing that it would be ultimately up to this Board to decide whether or not to consider 385 as a street front or not) and total signage meets the square footage requirements, the

only question is the 385 corridor-whether or not that is consider a second sign and this Board will have to make this decision and regarding the DRC, signage, lighting and has provided photometrics.

Mayor Coats stated can see where they need two signs especially on a building that will ultimately be over 400,000 square feet with the perpendicular sign on Keough, it is just the two buildings sign, so the risk is we would have less than 10 probably.

Vice-Mayor Binkley stated if they are done right and the temperature is right on the lighting, has no problem with it.

Mr. Morgan stated it would be up to this body to approve every one of them, now to review the landscape plan, we have required them to beef up the landscaping a little bit, and out front is the detention area and they are beefing up planting in front of that even though we don't want to obscure the building fronts with landscaping but we have ask them to thicken it up and they are willing to go back and do that, we have also asked for them to thicken it up on the 385 side and they are willing to do that and everything is going to be sod but Mr. Thoda stated there are some areas in the back that will be graded and they will seed that, continuing on Mr. Morgan drew attention to the lighting plans and the gate and fencing plans and stated this is a very beautiful building.

Mr. Thoda stated there is a fire pump for phase 1 and a possible tank once it is expanded.

Fire Chief Reed Bullock stated that line maybe a 12 inch line in that section.

Chairman Henszey inquired if Mr. Thoda has spoken to Chickasaw Electric.

Mr. Thoda stated that he has spoken with Chickasaw and they are working on that, they will have to redo the line along Keough because that is a single phase line and will need a three phase and they will have to set the poles back due to the widening of Keough Road, it will be above ground where he runs his line but will be underground coming off the pole going back to their transformer.

Mr. Morgan requested on the cover sheet of the site plan please place the owner/developer contact information and also place the general construction notes added per Mr. Matheny.

Action taken: Mayor Coats moved to approve the Phase 1 development plan (including Design Review) of Pyramex World Headquarters subject to 28 conditions that included the ability of the engineer to approve central sewer should it be agreed on, seconded by Vice-Mayor Binkley. The Motion received all affirmative votes.

Agenda item 7. Donald Stacks, Deannexation Request discussion

Mr. Morgan stated request came from the land owner to de-annex, Mr. Stacks has two piece of property one in Piperton and the other in Rossville, a small discussion ensued.

Action taken: No action was taken on this subject.

Agenda item 8. Ordinance No. 277-17, amending the text of the Piperton Zoning Ordinance to amend article 3, Section 3.3 for Swimming Pools

Action taken: This item was tabled until next month at the beginning of the meeting.

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

Further discussion ensued on the de-annexation subject.

Agenda item 10. Adjournment

Action taken: Mayor Coats moved for adjournment, seconded by Commissioner Browder. The Motion received all affirmative votes, and the meeting was adjourned at 8:20 p.m.

Respectfully submitted,

Beverly Holloway, City Recorder

Approved: _____ date: _____