

**MINUTES OF THE REGULAR SESSION OF THE  
PIPERTON PLANNING COMMISSION  
April 10, 2018, 6:00 P.M.**

The Piperton Planning Commission met on April 10, 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, Commissioner Bob Archer present. City Planner Brett Morgan, Fire Chief Reed Bullock were also present along with Charles McElwee, Greg Smith, Mohamed Hamoud, Mike Medling, Hugh Davis, Preston Trotter, Shane Strickland and Bob Woods in the audience. City Recorder Beverly Holloway was absent.

**Agenda item 1.** Call to order, establish quorum

**Action taken:** Chairman John Henszey called the meeting to order at 6:02 p.m., and established that a quorum was present.

**Agenda item 2.** Prayer and Pledge of Allegiance to the American Flag

**Action taken:** Chairman John Henszey 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 Vice-Mayor Binkley moved to adopt the Agenda, seconded by Mayor Henry Coats. The Motion received all affirmative votes.

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

**Action taken:** There were no changes to the Minutes of the Regular Session of March 13, 2018 and Mayor Coats moved to adopt the Minutes of March 13, 2018 as presented, seconded by Commissioner Bob Archer. The Motion received all affirmative votes.

**Agenda item 5.** Piperton Hills Commercial, Lot 13 – DRC Application

Brett Morgan, City Planner, stated this is the second part of the application for Piperton Hills Commercial Phase 1-lot 13, the site plan has been approved at this point and this is the DRC application part, the current application appears to be using an older site plan (building foot print) and should be updated to reflect the current plan which has the entrance in the middle of the building and need to reflect an accurate foot print and will be reviewing four aspects; building exterior (materials), landscaping, lighting and signage; this building is going to be a very well done with stack stone with brick around the building with a little bit of eifs and the building is within the height allowed and the plans do not indicate the materials to be used for the dumpster enclosure and staff is assuming it will be made of the brick with a wood gate which would be fine.

Greg Smith stated yes, it would be the same brick.

Mayor Coats inquired if a right entry off of Hwy 72 been approved or not.

Mr. Morgan stated if that connection does come in then the Planning Commission will need to take a second look at it.

Mayor Coats voiced his concerns regarding the parking.

Mohamed Hamoud stated there is parking on the sides and across the front.

Mr. Morgan stated the area for the detention has not changed and if they want to change it they would have to bring in another plan for review and he went over the landscape plan but there are two things that need to be addressed, #1 the PD-O said these trees should be 50' O.C. and

these along Hwy 72 are shown to be 70' O.C., which needs to be 50' O.C. and also feels it is a little bit light on the back side, maybe adding two or three more trees as a buffer would be appropriate, discussion followed regarding a buffer, the driveway, the access road with possible changes to consider, then continued with the irrigation plan.

Vice-Mayor Binkley stated they are only irrigating what will be sodded and not irrigating the seeded area.

Mr. Morgan reviewed the photometric plan (the lighting) and needs to address the canopy lighting to bring it into line.

Mayor Coats stated he would like them to go a little brighter than what the Ordinance calls for but it must be flush so it is not intrusive from the road.

Mr. Morgan stated cut sheets were not received and a revised lighting plan needs to come back so staff knows what kind of fixtures these are.

Mayor Coats stated we are looking for all warm lights not the blue-white, so 3500 and no more than 4000.

Mr. Morgan stated the parking area we allow 2.5 on average footcandles and this plan has 5.34 footcandles which is approximately two times what is allowed by Ordinance and staff feels they can get it within the limits.

Mayor Coats inquired about lights around the building, it can be brighter but non-intrusive and recessed.

Mr. Morgan stated the only stipulation in the Ordinance regarding that states that building lights cannot be used to light the parking areas so as long as they light up pedestrian area it will be fine but nothing is shown on the plan regarding wall tie-ins or recessed lighting or anything like that and if that is the case then it can be made part of this plan.

Greg Smith stated the lighting will shine up illuminating the building.

Mayor Coats stated it will be up lighting instead of down lighting and will it be down in the concrete.

Greg Smith stated it will be recessed coming down from the eaves.

Mayor Coats state as long as it is recessed that is good, so we need a better lighting plan.

Mr. Morgan stated the site lighting plan can be revised and brought back before the Commission, staff is willing to work with them to get it right and the next discussion topic was signage, the applicant shows three signs, a pylon sign, building sign over the main entrance and another sign over secondary entrance.

Mayor Coats requested an extra pylon sign in the radius.

Mr. Morgan went over the guidelines for signage and so staff recommendation is approval of the plan subject to conditions that he read for the benefit of all.

**Action taken:** Mayor Coats moved to approve subject to the 9 conditions (listed in the staff report) and approve the DRC application for Piperton Hills Commercial PD-O Phase 1, lot #13, subject to 9 conditions, seconded by Commissioner Gwen Brown. The Motion received all affirmative votes.

**Agenda item 6.** Glenn Farms, Phase 1 – DRC Application

Chairman Henszey stated we will wait a few minutes.

Mr. Morgan stated the architect was coming to represent but she also mentioned holding it.

Vice-Mayor Binkley suggested tabling the item.

**Action taken:** Vice-Mayor Binkley moved to table Glenn Farms until next month's meeting, seconded by Commissioner Archer. The Motion received all affirmative votes.

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

- 1) Shane Strickland stated he is wanting to brick the east wall of the Sky Nails building which is pressed wood due to water coming into the building, feels that the bricks

may control some of the water, that wall is pressed wood siding, it is 8 feet tall and 49 foot long and feels it will make it look nicer also.

Mr. Morgan stated an application needs to be submitted along with the fee.

Mayor Coats stated he would need a permit.

**Action taken:** Vice-Mayor Binkley moved to approve adding brick on the east side of Nails Salon at 1235 Hwy 57 with future application and permit before starting construction, staff to approve application, seconded by Commissioner Archer. The Motion received all affirmative votes.

2) Vice-Mayor Binkley mentioned the elevation on Pyramex, we only see them usually from the front and doesn't know if we saw the elevation from the back and sides where the extensions of the walls go up are supposed to hide the air conditioners, it is only higher in the front so on all other sides you can see the air conditioners on top of the roof so when coming down Keough you see them which is a surprise. Mr. Morgan stated they showed us elevation and so those elevation didn't show the mechanical units.

Vice-Mayor Binkley said correct.

Mr. Morgan stated that is something we need to start considering, you are correct, because something in the commercial not showing on the plans assumption they were on the roof but now appears they have to be in the landscape plan so the landscape plan really needs to take that direction.

Vice-Mayor Binkley wants to make sure we look at that on future developments and you can also see the air conditioners over the interstate.

Chairman Henszey suggested talking to them.

**Agenda item 8. 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 6:50 p.m.

Respectfully submitted,

Beverly Holloway, City Recorder

Approved: \_\_\_\_\_ date: \_\_\_\_\_