

**MINUTES OF REGULAR SESSION
PIPERTON PLANNING COMMISSION
May 09, 2017, 7:00 P.M.**

The Piperton Planning Commission met on May 09, 2017 at 7:00 p.m., at City Hall, with Board members: Chairman John Henszey, Vice-Mayor Mike Binkley, Commissioner David Crislip and Commissioner Denise Browder present. Mayor Henry Coats and Fire Chief Reed Bullock were absent. City Planner Brett Morgan, City Engineer Harvey Matheny and City Recorder Beverly Holloway were also present.

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 Commissioner Denise Browder 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 the addition of an update on Piperton Parkway under item 7 as new business and Vice-Mayor Mike Binkley moved to accept the Agenda with the change of Harvey's presentation, seconded by Commissioner David Crislip. The Motion received all affirmative votes.

Agenda item 4. Any changes to the Minutes of the Regular Session of April 11, 2017: Motion to approve Minutes of the Regular Session of April 11, 2017.

Action taken: There were no changes to the Minutes of the Regular Session of April 11, 2017 and Commissioner Browder moved to approve the Regular Session Minutes of April 11, 2017, seconded by Vice-Mayor Binkley. The Motion received all affirmative votes.

Agenda item 5. Review/Recommendation of Ordinance No. 277-17, amending the text of the Piperton Zoning Ordinance to amend Article 3, Section 3.3 for Accessory Structures (Swimming Pools)

Brett Morgan, City Planner, stated we reviewed this last meeting and received more information from the Building Official and reviewed the Tennessee Code and realized there needed to be a change related to the alarm so this includes that information along the fence height requirement requested by this body, the Building Official's office does hand out the International Building Code pertaining to swimming pools and fences when a permit is applied for.

Commissioner Crislip stated the alarms have to meet those standards and doesn't have to be any particular brand name.

Vice-Mayor Binkley stated under the fencing requirement, add that gates should be self-latching, self-closing and pools should be equipped with an improved anti-entrapment system per Tennessee Code.

Action taken: Vice-Mayor Binkley moved to approve Ordinance 277-17 and recommend it to the Board of Mayor and Commissioners with the changes of adding all discussed items, seconded by Commissioner Browder. The Motion received all affirmative votes.

Agenda item 6. Discussion regarding changes to the Planning Commission By-laws

Discussion ensued regarding appointed members receiving their monthly payment when absent from the monthly meeting.

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

1) Harvey Matheny, City Engineer stated a few weeks ago, Greg Smith, Engineer for WCA Development, Mr. Adair's Company that has plans for Piperton Hills and other associated infrastructure, gave Brett and myself a set of construction plans for Piperton Hills Parkway, and to clarify; the section of Piperton Parkway that was approved by the Planning Commission back in 2010 was really from almost connecting Hwy 72 all the way over to Parnell Road so that approval was given back in 2010 to build it from Parnell Road over just short of Hwy 72 and that alignment was reviewed by the previous City Engineer, Bob Conrad, and it met the then current design standards that were in our subdivision regulations which have since been changed so when I received these plans I started looking at them and looking our current sub regs and it doesn't meet those, the horizontal radius is not what we would approve today but it did meet the standard then and they did get approval and they did build some of it and has paved about a 1000 foot section down near Hwy 72 and other parts of it were cleared and some of the culverts were put in and some of the grading was done and then it went dormant for whatever reason so they are now ready to move forward with this middle section and the only thing the recent plans submittal did have a slight modification to those horizontal and vertical dimensions, it is very minor and he went through a process of doing some forensic engineering to make sure that what we received was in general conformity with what we got back then and they are, in fact they are a little bit better actually but they are ready to move forward on that middle section perhaps as early as next week to get started on that, just as a reminder with nothing to do with that per say but they also got approval from this Body back in October of last year to make the connection to Hwy 72 and it will be barracked off because once again this is not going to be accepted as private right of way and the City will not maintain it, it is all private if you will until it connects to something and we don't know when that will be, it could be a year or ten years but when that time comes we will make sure we get the as built drawings and we will get the inspection records along with the testing records and we do plan on providing inspections services for this.

Chairman Henszey inquired if we were stuck with the old road bed standards or can this new section be upgraded to the better face.

Mr. Matheny stated doesn't believe we can and the other problem is there is an 8 by 20 box culvert that is in place so if you make them meet today's standards for curvature they won't even hit that box, it would be missed entirely so they would have to pull that out completely and rebuild it, along with other drainage ways in the ground.

Vice-Mayor Binkley stated he is worried about the thickness of the road bed.

Mr. Matheny stated they are meeting today's standards and he is concerned about horizontal geometry because these are 500 foot radius, we call this a minor arterial on our roadway plan but it is usually an 800 foot radius maybe a 1000 foot radius but our standards for a minor arterial actually call for an 1125 foot radius so these are much tighter than what we would allow today.

Chairman Henszey inquired if that would affect the speed limit.

Mr. Matheny stated it may have to be posted at 40 or 45, we wouldn't want it to be more than that anyway, and these are also short curvatures and so he is comfortable with the roadway.

Vice-Mayor Binkley stated he remembers approving this and it was stipulated at the time that this was a private improvement and anything that deviates from our acceptance requirements later is his responsibility.

Commissioner Crislip inquired about liability with the tight radius.

Mr. Matheny stated they met the standards at that time and it is not abnormal and all of those conditions are still in play that were approved and told Mr. Smith there would be a pre-con on this even though they had one back in January of 2011 with Bob Conrad and others, so we can make sure we are all on the same page about where we are today and what our expectations are.

Chairman Henszey stated where is the construction road going to be, will it be on this parkway.

Mr. Matheny stated this segment is considerably south of where the Phase I homes are proposed so this has no connectivity it just happens they are coming in at the same time.

Vice-Mayor Binkley stated it is a fair question to ask what the road is for.

Mr. Matheny stated he agrees but this has not to do with the Phase I of Piperton Hills that may be coming to you next month.

Chairman Henszey stated when he brought this in he was going to build the road and put in the water, gas and a canal of some sort down there but has he done any infrastructure stuff other than the roadbed.

Mr. Matheny stated the only thing he could learn from the Planning Commission comments made was the road was the only thing he was putting in and there was no water nor sewer agreement now subsequent to that and recently with the construction of the TBC Warehouse in Rossville which is east of this site, the gas main from Hardeman Fayette parallels this road on the south side, he just learned that this week and it will ultimately serve Piperton Hills as well but the purpose of that is to serve TBC, and there was discussion for sure because he spoke with Bob Conrad today and he sent additional correspondence that he had with Greg Smith back then, like plan review comments and there was reference to water and sewer or at least water.

Chairman Henszey stated there were three of us at those meeting and doesn't remember the details but remembers he would put the road in and all the infrastructure in when he did the roads.

Mr. Matheny stated where water is concerned that is off the table because there was nothing on the plans that he saw that includes water.

Mr. Morgan inquired about the Hwy 72 barrier, when does that get pulled.

Mr. Matheny stated when it becomes a public roadway and there is a reason to connect.

Mr. Morgan inquired if that effects his ability to use it as a private drive.

Commissioner Crislip inquired how long the road bed is.

Mr. Matheny stated from stem to stern he is not sure but the paved section is about a 1000 feet which is about a mile and back to Brett's question if this is going to serve as a private residence in the near term, and what he is understanding is somewhere on the section near 72 on this connector they will put a gate with a code so it can be used as a driveway but it will not be a public roadway, it will be barricaded off, TDOT has approved the connection and we have a copy of that and what makes it unique is that it follows the right of way of our arterial roadways on the major road plan so we want it to be built correctly and that is the only unusual part to this and the only downside that we can address is to say it is built to our standards and it is used as a private drive for 10 years and when it is ready for us to accept it when something else is planned some phase off of Parnell Road and it is kind of alligator cracking or deteriorating that we don't accept it until it is repaired.

Vice-Mayor Binkley stated to have a one year warranty.

Mr. Morgan stated he would put down gravel.

Mr. Matheny stated in the initial discussions of the Planning Commission back then were that they would built just through the soil cement and put a thin layer of dirt and actually Vice-Mayor Binkley made the motion to have add the base asphalt which he was glad to see because you don't want soil cement to sit there, it is going to deteriorate and really a thin layer of dirt doesn't solve it either but it is better to have base asphalt on it, believes he is compelled

to dedicate it to us but not sure what the trigger is and when it is turned over to the City it will be in mint condition.

Chairman Henszey stated just so we are covered on easements that we can put in the infrastructure even though they pay for it, we need to have all of that in there if we didn't already have it in there.

Mr. Matheny believes that is all covered in the conditions, it was well thought through at the time.

2) Chairman Henszey stated we need to discuss a start time for next month since there is a special called Board Meeting at 7:30 that day, so we should start at 6 p.m. All Commissioners agreed on that time.

Agenda item 8. Adjournment

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

Respectfully submitted,

Beverly Holloway, City Recorder

Approved: _____ date: _____