

**MINUTES OF THE REGULAR SESSION OF THE
PIPERTON PLANNING COMMISSION
January 10, 2023, 6:00 P.M.**

The Piperton Planning Commission met on January 10, 2023 at 6:00 p.m., at City Hall, with Board members: Chairman John Henszey, Mayor Henry Coats, Vice-Mayor Mike Binkley, Commissioner Bob Archer and Commissioner Mimi Ragon. City Planner Brett Morgan, Fire Chief Reed Bullock, Fire Lt. Adam Hursh and City Recorder Beverly Holloway were also present along with Walter Priddy, Jim Ragon, Bret Morris, and Letha Granberry in the audience. City Engineer Harvey Matheny was absent.

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: Chairman Henszey led in the opening Prayer and Commissioner Bob Archer led in the Pledge of Allegiance to the American Flag.

Agenda item 3. Any changes to Agenda; Additions/Deletions; Motion to adopt the Agenda

Action taken: There were no changes to the Agenda, Commissioner Archer moved to approve the agenda as presented, seconded by Commissioner Mimi Ragon. The Motion received all affirmative votes.

Agenda item 4. Any changes to the Minutes of the Regular Session of December 13, 2022; Motion to approve the Minutes of the Regular Session of December 13, 2022

Action taken: There were no changes to the Minutes of the Regular Session of December 13, 2022, Vice-Mayor Mike Binkley moved to accept the Minutes of the Regular Session of December 13, 2022 as presented, seconded by Mayor Henry Coats. The Motion received all affirmative votes.

Agenda item 5. Discussion/Planning Activities

City Planner Brett Morgan stated he wanted to briefly review past and current projects that have come before the Planning Commission, there were several amendments to the subdivision regulations and zoning ordinance, of late the Gateway Plaza-a preliminary plan was approved, Heavy Machines has received final although they still have to return with their signage, there were the Scannell work sessions, Twin Lakes, Lakes of Greenbrier, cluster mail boxes, amended sign ordinance for Freedom of Speech Act, Hillwood expansion, Piperton Business Center, the Major Road Plan amendments made last month for the realignment of Shelby Drive and we need to have another Major Roads Committee meeting. We also completed the Gateway Signage, the Piper Park Master plan, those things were key things that happened in 2022 and coming in to 2023 will be Heavy Machines signage, the Gateway Plaza C-store final approval is pending, a Major Road Committee meeting for further amendments, there will be items coming up for the Zoning Ordinance with reviewing the Commercial Zoning Districts, simplify Land Use Chart, Signage Ordinance, Short Term Rentals (Airbnb), ongoing Subdivision Regulation update, updating the application checklists, updating our maps and we are hoping to make these an interactive map for the public and place them on our website, Gateway signage-procuring the locations and what is needed for the installation, redrawing the

urban growth boundaries, working on the Design Guidelines and the Gateway signage, those are the two things I would like to have a little more discussion on, and I want to remind everyone that the PC Continuing Education Hours are State requirements and must be done by the end of 2023 and lastly we may have special studies and educational/public work session that will be on a as needed basis. This is our calendar for things to do without any more projects in the pipeline. Discussion ensued on the Design Guidelines additions or revisions, if done in January the plan would be to bring the Resolution to the Planning Commission in February and then the next week take it to the Board of Mayor and Commissioners for final approval with the understanding this is a living document ever changing as the Planning Commission/DRC sees the need. Discussion ensued on Signage additions or revisions as it relates to C-Stores and gas stations.

Agenda item 6. Any other old/new business, questions or matters from the audience
Letha Granberry inquired if the city or if any citizens were doing anything such as donations/charities for MLK day?

Mr. Morgan stated if a citizen's organization was grouped together early enough before the actual holiday and approached the city, the city would be willing to listen to ideas and how to help without violating any State laws.

Agenda item 7. Adjournment

Action taken: Commissioner Ragon moved for adjournment, seconded by Commissioner Archer. The Motion received all affirmative votes, and the meeting was adjourned at 7:09 p.m.

Respectfully submitted,

Beverly Holloway, City Recorder

Approved: _____ date: _____