

**MINUTES OF THE REGULAR SESSION OF THE
PIPERTON PLANNING COMMISSION
February 12, 2019, 6:00 P.M.**

The Piperton Planning Commission met on February 12, 2019 at 6:00 p.m., at City Hall, with Board members: Chairman John Henszey, Mayor Henry Coats, Vice-Mayor Mike Binkley, Commissioner Gwen Brown and Commissioner Bob Archer present. City Planner Brett Morgan, City Engineer Harvey Matheny, Fire Chief Reed Bullock and City Recorder Beverly Holloway were also present along with Bill Kilp, Charles McElwee, Al Davidson, Bill Thoda, Thomas and Delores Smithhart, Steve and Gina Harden, John McCarty, Mike Russell, Preston Trotter, Larry and Judy George, Vicki Hancock and Jim Ragon 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 Commissioner Bob Archer led in the Pledge of Allegiance to the American Flag.

Agenda item 3. Election of Officers of the Planning Commission (removed)

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

Chairman Henszey noted item #3 should not be on the agenda and it needs to be removed and every item backs up one number.

Action taken: There were changes to the Agenda, and Vice-Mayor Mike Binkley moved to adopt the Agenda with the subtraction of item #3, seconded by Mayor Henry Coats. The Motion received all affirmative votes.

Revised Agenda item 4. Any changes to the Minutes of the Regular Session of January 08, 2019: Motion to approve Minutes of January 08, 2019.

Action taken: There were no changes to the Minutes of the Regular Session of January 08, 2019 and Commissioner Bob Archer moved to approve the Minutes of January 08, 2019, seconded by Commissioner Gwen Brown. The Motion received all affirmative votes.

Revised Agenda item 5. Piperton Preserve Phase 4 – Final Site Plan Approval

City Planner Brett Morgan stated Piperton Preserve Phase 4 has been submitted for approval, contains a total of 26 lots (3 Grand Estate Lots and 23 Manor Lots), the configuration is in conformity with the Amended Master Development Plan as approved by the Planning Commission on 10-10-18 and by the Board of Mayor and Commissioners on 12-18-18, there is common open space in this phase, there is no DRC approval for this application tonight, the plan as it is shown meets all the conditions that were approved by the Master Development Plan and Mr. Morgan went over the conditions and added #22 to the standard conditions as follows; Applicant to provide a copy of the final plat on disk or CD in DXF or DWG format (State Plane Coordinate System with NAD – 83 datum) prior to recording of the plat and this condition will be required on incoming plans to help keeping all of the City's mapping updated.

Chairman Henszey stated for the audience's benefit, there are standard conditions that have already been met but they are standard on almost all applications and then there are conditions that need to be met specifically for this particular item that we are looking at.

Mr. Mike Russell, Owner of Rus Dun Farms and Developer of Piperton Preserve, stated we have a continuation of our greenspace and maintain the rural path, so we have left pockets of green at different places that we think are strategic areas where roads come together and so the boulevard will be a continuation of what we are already doing already which is a mix of trees, shrubs, irrigated and sodded grass which will come back to the DRC, there are three things that the family would like to do to pay respect to the old farm which the first thing was the historic marker coming into Phase 2 and in one area (with the Planning Commission's approval) doing a very nice bronze agriculture art piece to salute the farms (examples: cows or sunflowers) and once we get up to the 6 acre park there will be some type of a barn (with the Commission's approval) re-constructed from saved old lumber or new to look old lumber so those are three of the hallmarks and there is 2 ½ miles of walking space.

Action taken: Commissioner Archer moved to approve final site plan of Phase 4 of Piperton Preserve with the adding of item #22 upon recording the final plat and the modification to number 1 under Planning Conditions which includes the Planning Commissions date of amending the overall Master Development Plan, seconded Vice-Mayor Binkley. The Motion received all affirmative votes.

Revised Agenda item 6. Power & Telephone Supply Company – Final Site Plan Approval

Mr. Morgan stated on December 10, 2018 the Planning Commission voted to give preliminary approval of Power & Telephone Supply Company site plan due to a portion of the plan that lies within the Town of Collierville, on January 16, 2019 Collierville conducted its technical site plan review which is included at the back of this staff report with the two main issues (the mitigation of trees in the detention area and the development of Keough) and there is nothing from Collierville that has been expressed to me that will prevent them from moving forward this however Collierville has not had their final vote so anything can happen between now and then but right now Collierville is moving forward.

Harvey Matheny, City Engineer, stated TDOT is in the early stages of design for the widening of Keough which the procuring cause was the Pyramex Development, there is a State Access Grant (SIA) that the City and Collierville are both participants and signatories to for TDOT to widen this section of road, the taper to go from a three lane section back to the existing two lane section does spill over into Collierville which is why Collierville is a signatory to that agreement, but as far as this development is concern on the Collierville side of their property, the Collierville Major Road Plan would call for that to be an urban roadway section with curb, gutter and sidewalk and on the Piperton side we are requiring a rural shoulder with no curb, gutter and sidewalk and believes Collierville is willing to accept payment in lieu of for that full improvement on the Collierville side of their property.

Bill Thoda stated that is correct.

Mr. Matheny stated the actual improvements of Keough Road will probably take place within a year or two.

Mayor Coats stated for the audience's benefit, it would be a three lane road approximately from the 385 highway overpass back toward Collierville.

Mr. Matheny stated that is correct.

Mr. Morgan stated from our original discussion; the building footprint hasn't changed, the number of parking spaces and layout hasn't changed, the lighting plan has a small revision that Mr. Morgan went over and with that small change the lighting plan still works and so nothing of significance has changed since the previous meeting, the path has been extended and so staff recommends moving approval with the final plan with conditions, and item #3 shall read "the Applicant shall provide documentation of the Town of Collierville's approval of the final site layout as submitted to the City of Piperton prior to recording the Final Site Plan and if Collierville doesn't approve then this whole site plan will have to be redone.

Chairman Henszey inquired to Chief Bullock if you and Collierville are alright on the width of the fire lane going around the building.

Chief Reed Bullock stated he has spoken with them today and they had one item on the western entrance, they didn't see where we had a fire hydrant located and so he gave Mr. Thoda a reference document for the moving of the hydrant up on the grass and also the road going around the back that should be a 26 foot wide roadway per the IFC and also our distance between the eastern and western hydrant on the south is 770 foot which shall require one more hydrant in the back just west of center and spoke with Mr. Thoda to get those included on the drawings.

Commissioner Archer inquired on the photometrics, Mr. Thoda stated there is a slightly higher foot count level in the parking lot in the front of the building for their security then it drops off as it goes back around.

Mayor Coats inquired it is the same color as Pyramex as far as outside lighting.

Mr. Thoda stated yes, the color number is the same for the fixtures.

Mr. Morgan stated with the modification to the condition of item #3 and the addition to provide DXF file of final site plan to the City prior to recording of the final site plan and with those modifications staff recommends approval of the final site plan.

Action taken: Vice-Mayor Binkley moved to approve phase 1 building plan of the Power & Telephone Supply Company subject to 30 conditions with item# 3 adding "prior to recording of final site plan" and adding item #30, to provide DXF before final plat, seconded by Commissioner Archer. The Motion received all affirmative votes.

Final DRC (excluding signage) – Power & Telephone Supply Company

Mr. Thoda went over the material and color samples for the proposed building, has added trees on the Collierville side with no changes to the landscape plans in Piperton.

Vice-Mayor Binkley stated the landscape plan looks good.

Action taken: Vice-Mayor Binkley moved as the Design Review Board to approve phase 1 development plan with the same 30 conditions, seconded by Mayor Coats. The Motion received all affirmative votes.

Revised Agenda item 7. Major Road Plan – Discussion/Amendment Approval

Mr. Morgan made a correction on Piperton Preserve Amended Plan has been before the Board twice so Mr. Russell was correct, he was confusing it with Twin Lakes that is scheduled to go before the Board, the Major Roads Advisory Committee met to review the current plan and to recommend revisions to the Plan for the Planning Commission Consideration, the Old Piper Hollow application prompted a review of the need for a Divided Collector through Parcels 183-001.16 (56 acres) and 183-001.08 (5 acres) as shown on the current Major Road Plan, the Committee determined that a Divided Collector would create a cut through for unwanted truck traffic from Old State Line Road to Keough Drive and that any connection should be by Local Connector/s and so staff recommends the Major Road Plan be amended to remove the Divided Collector designation through that area.

Thomas Smithhart inquired is that a future proposed road and where does it go.

Mayor Coats stated yes, it will possibly go down to Russell Road or Hwy 72 and the cost will be on the developers.

Vice-Mayor Binkley stated both are proposed.

Mr. Morgan stated the Major Road Plan is one of several documents required of municipalities by State Law that gives the Planning Commission authority to regulate on-going development and plan for the future growth of the City, periodic updating of these documents is an essential responsibility of all Planning Commissions.

Commissioner Archer voiced his concerns.

Bill Kilp inquired if they have looked at bringing the road and connecting it with Hwy 196 or is that even considered.

Mayor Coats stated there are homes in that area, along with a pipeline.

Chairman Henszey stated there was one but we were convinced to shut it off in Forest Grove due to their request so that road never did go through so there is only one place for a road to go through if it is developed.

Steve Harden inquired if Keough was widened to 3 lanes, do you know yet where the land would be taken from, from the northside or southside of the road.

Mayor Coats stated there is a right of way that is already prescribed but I don't know what it is and I doubt it will happen in the next 20 years there is just not enough traffic to widen Keough.

Chairman Henszey stated normally a shared, half taken from one side then half taken the other side.

Mr. Morgan stated if that happens at that point and time then the Planning Commission may want to take up reducing this from an arterial to something more appropriate.

Action taken: Mayor Coats moved to approve the request from the Road Committee to change to the Major Road Plan to eliminate the section you see on the enclosed map from the Major Road Plan, seconded by Vice-Mayor Binkley. The Motion received all affirmative votes.

Revised Agenda item 8. Standard Signage Colors – Discussion

Mayor Coats stated looking at the future and looking at potential business coming in, I feel we should look at all white signage in the future but maybe make exceptions to some businesses but if we continue down the current path we will have red, white, yellows etc., all kinds of colors on the building fronts so I think it will be much more appropriate and a much cleaner look to have all white signage and we are small enough now where we can absorb what colors there already are.

Chairman Henszey ask him to explain what all white means.

Mayor Coats stated white lettering

Chairman Henszey inquired dark background-white lettering or white background-dark lettering?

Mayor Coats stated yes, either one of those combinations but keep it consistent and not have it the reds, purples, oranges etc.

Commissioner Archer stated we do need to standardize, we probably need to look at specific language and there may have to be some exceptions when dealing with franchises but have the major sign as white and it is something we need to pursue.

Mayor Coats stated if we are going to pursue it, it needs to be in the next three or four months.

Chairman Henszey asked Commissioner Archer as a committee of one to pull up neighboring Cities to get a base to work with, to which Commissioner Archer agreed.

Mayor Coats asked for the audience's opinion on signage.

Vicki Hancock stated maybe issues with company logos, Steve Harden stated standardize not only in color but also in height and size.

Mayor Coats stated the height and size are already covered in our sign regulations, and in a commercial subdivision you could use all the same font/characters so it would be consistent for a clean look.

Bill Kilp stated I feel you are on to something, signage is a very complicated situation and as Piperton grows there should be some standards and the Commission can look at Bartlett, Collierville, Germantown, all three of those communities have a strict sign ordinance and he is more of a standardize person and offer to get with Commissioner Archer to share some of Collierville's policies.

Chairman Henszey stated we also need to review sizes to make sure they are correct and at some point catch up with the Federal laws on signage and signs for elections, etc. and get Mr. Steinbach to give us the base materials for that.

Revised Agenda item 9. City Parks – Discussion

Chairman Henszey stated when we started doing the decentralized sewer plants for the neighborhoods, the drip fields were designed and dedicated when that plant was decommissioned to

go back to the City and at that time they were designated to be future recreation areas for the City and so I have asked the City Engineer, Harvey, to come up with size and for this group to figure out what would be appropriate on those sites (ballfields & parks, etc.) but someone is going to have to do something with that land, there are 3-nine areas (Twin Lakes, Greenbrier, and Ridgewood Grove) that will go on central sewer and that drip field will no longer be used and 2 years after the drip field ceases to be used it can be used for other activities and to best of my knowledge the City cannot sell it and cannot build houses on it but we need to look a little further down the road

Mayor Coats stated there are several things you can do to these areas and right now is against putting up lights for ballparks & soccer fields, people can enjoy it during the day time, you could make a lake out of one area and there are a lot of things we can do, our people enjoy looking at stars and that is why we are only putting street lights up in major areas/intersections.

Chairman Henszey stated the Planning Commission should be looking 5, 10, 15, 20 to 30 years down the road when we are looking at developments, when we are looking at roads, and looking at recreation and if you don't put recreation maintenance money in the budget you will not get any grants and most recreation facilities are built based on grants not necessarily City money so this is something you have to plan ahead for if we are going to do it.

Gina Harden inquired if it would be public access to those areas or is it just within the neighborhood.

Mayor Coats stated it would be public.

Mr. Morgan stated how we provide access to those is one of the questions that is actually being considered because some of these areas would not be accessible except between two private residents and so some of these pocket parks cannot be used as such unless the City can figure out how to provide access to it.

Bill Kilp inquired if Piperton has a Park Commission.

Mayor Coats stated no, we do have a fund for parks and recreation.

Mr. Kilp stated typically when a park goes in, lights will follow because they will want the ballfields and to play at night but recommended a small group of 3 or 4 residents from these areas to be an advisory committee that reports to the Planning Commission and the Board.

Mr. Harden stated if you go the Parks Commission route that you include people on the commission that will be effective by those parks.

Commissioner Archer recommended the Planning Commission could request that the Board of Commissioners commission a study, doesn't believe a study has been done about the need for parks, what kind of parks and for traffic control, is there a need for ballparks and the Greenbelt is being projected all along that area along the Wolf River there is a possibility to tie a park into that development in conjunction with grant money, there is so many different pieces to it, it would be more appropriate to have a study to report back the possibilities and the best uses of the land and then to act on that.

Chairman Henszey stated we need to look a little further down the road and we will run in to not in my back yard attitudes and if it is not done right it will not be successful, we need to take it a little by little and see what we have got to see what can go into those areas.

Vice-Mayor Binkley stated you won't want to force a ballfield park in one of these locations.

Mr. Morgan stated when Shelby County Greenbelt grew the Consortium got together and did the Master Greenbelt Plan, they came to Piperton and made a presentation so maybe with them might be the place to start to find the tools because they have already done a lot of this homework and background work and while their plan effected mainly the northern part of Piperton and not the areas we are talking about, we may not need to recreate.

Mayor Coats stated they were trying to run the Greenbelt from the Wolf River down to the State line.

Chairman Henszey stated a former member of Planning Commission was into that and he is now on the Board so he has already been involved along with the Mayor.

Mayor Coats will take it to the next staff meeting and we will go from there

Revised Agenda item 10. Any other old/new business, questions or matters from the audience
There was no old/new business, questions or matters from the audience.

Revised Agenda item 11. Adjournment

Action taken: Vice-Mayor Binkley moved for adjournment, seconded by Commissioner Archer. The Motion received all affirmative votes, and the meeting was adjourned at 7:13 p.m.

Respectfully submitted,

Beverly Holloway, City Recorder

Approved: _____ date: _____