

**MINUTES OF THE REGULAR SESSION OF THE  
PIPERTON PLANNING COMMISSION  
March 09, 2021, 6:00 P.M.**

The Piperton Planning Commission met on March 09, 2021 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, City Engineer Harvey Matheny, Fire Chief Reed Bullock, Fire Lt. Adam Hursh and City Recorder Beverly Holloway were also present along with Vicki Hancock, Jim Ragon, John McCarty, Hugh Davis, and Carson Hardwick 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:** Commissioner Bob Archer 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; Additions/Deletions; Motion to adopt Agenda

**Action taken:** There were no changes to the published Agenda and Vice-Mayor Binkley moved to adopt the Agenda as presented, seconded by Mayor Henry Coats. The Motion received all affirmative votes.

**Agenda item 4.** Any changes to the Minutes of the Regular Session of February 09, 2021; Motion to approve the Minutes of the February 09, 2021

**Action taken:** There were no changes to the Minutes of the Regular Session of February 09, 2021, Commissioner Archer moved to approve the Minutes of the Regular Session of February 09, 2021 as presented, seconded by Commissioner Mimi Ragon. The Motion received all affirmative votes.

**Agenda item 5.** Piperton Hills Phase 1 CD-O, Ph 1 Final Site Plan

City Planner Brett Morgan stated this Body and the Board of Mayor and Commissioners approved 192.19-acre Piperton Hills Phase 1 CD-O, we previously discussed the alignment design of Keough Drive at the last meeting and I am sure that will be part of the discussion tonight, so Phase 1 is actually 32.68 acres and proposes 31 lots and has 3 common open spaces within it, one on each side of the entrance isle on proposed Keough, also to review specific design elements as the overall landscape plan was approved with the CD-O and with the site plan comes the landscaping, signage and any other design elements, on page 2 of the staff report is the Phase 1 Data chart to which Mr. Morgan read for the benefit of all, setback requirements: Front Yard 30.0 Ft, Side Yard 7.5 Ft (within this is a 5ft utility easement) for this development and the 3 common open spaces are approximately 41% of this first Phase so there is a lot of the open space that was approved within the overall CD-O, the right of way for Keough as shown on this plan is 84ft.

John McCarty (Piperton Hills) stated they still have the right of way shown as 84ft and it was officially approved to be a smaller right of way (70 ft) but there is some room and we have a couple of options that we can discuss and right now we have designed to the edge of the shoulder and then we have 21 feet over to the edge of the right of way and in the original master development plan the landscape actually shows trees along Keough being planted in the right of way with the language to

say that area is going to be maintained by the HOA and there will be a three-rail fence to run along and in the area Brett was talking about where it runs into the yards, we may actually transition to a full height 6ft privacy fence that we can get approved so if the houses that back up to the right of way wanted a privacy fence we could do that or we can continue the split rail fence and have a couple of option approve, have a 10ft landscape strip for certain types of planting and then a full height privacy fence or we have done a lot in the neighborhoods were you back up to an open space for those with pets you can put a wire fence behind it.

Mayor Coats inquired if the fence would be HOA or homeowners?

Mr. McCarty stated in this situation it would be better to be an HOA fence for maintenance.

Mr. Morgan stated it can be made to look right with the trees, according the landscape plan those trees are actually outside the right of way and within the common open space and it can be made to look right with that transitioning to trees within the right of way, they are just 5ft or 7ft off of the fence line and still gives plenty side ditch area for drainage to flow unimpeded but we would need to work through post this meeting if this Body is so inclined to do that, lot 11 near the northeast corner of Phase 1 is designated as a construction entrance that shall be maintained through Phase 4. Mr. Morgan went over the landscaping plan, McCarty stated their request would be to leave an extra 7ft in the right of way and the HOA to maintain it and have it documented as making that common open space a little stripe for future widening of the road. Mr. Morgan went over the fencing design and columns that must be a maximum of 6 ft high that touch the fences instead of 8ft as stated on the plan to stay consistent with our landscape ordinance (recommendation #5).

Mr. McCarty stated we will make those changes.

City Engineer Harvey Matheny stated currently the Major Road Plan calls for Keough Drive to be an arterial road way, according to our subdivision regulations it has to have a minimum horizontal radius of 1,125 feet, this radius is not compatible with the Piperton Preserve eastern entrance, the recorded plat for Crown Vista, or the existing box culvert crossing of Russell Creek so that radius that is required in our sub regulations for an arterial does not work, so the sub regs would use a 825 foot radius for a Collector Roadway and this would work well so we need to amend the Major Road Plan to reclassify Keough as a Collector Road and if we do that I suggest we take that all the way down to Hwy 196, and per the Major Road Plan for a Collector we would ask for dedication up to 70 feet and therein lies some of conflicts between the Major Road Plan requirements for right of way, the radius required for different roadways (39 to 60ft) so we would like to leave the right of way as is that has been approved all through here people have dedicated 42 feet from center line at a minimum, keep that the same so there is 84 foot right of way but either designated it as a Collector or we approve a variance to the approved radius which you can do as the subdivision regulations allow you to do that based on peculiar circumstances.

Mayor Coats inquired if Mr. Matheny is recommending the 825 feet radius.

Mr. Matheny stated yes, 825 foot radius works well and I think that will achieve a design speed of 45 mph so it would work well, and more discussion ensued about Keough Drive.

Chairman Henszey inquired on convening the Major Road Committee.

Mr. Morgan stated before action is brought on this Phase 1, the appropriate thing would be for the Planning Commission to take action on the Major Road Plan whether or not we change the designation or we are going to leave it and make an exception to the radius and then add this note on the Major Road Plan that states the Planning Commission can deviate from those widths under certain circumstances and it would have to be peculiar circumstances like we are facing here.

Mayor Coats stated residents would like walking and bike lanes and that is something we will need to address sooner or later and we need to start planning.

Chairman Henszey stated the right of way needs to stay 84ft so this can be accommodated whether it is now or later.

Mr. Matheny stated they are extending a two lane roadway from the existing two lane roadway down to just before the bridge and then it begins to transition to a three lane section then I believe the roadway in Phase 1 would end and transitions to a gravel roadway all the way over to

Parnell Road which would be the gravel access way to lot 14 that was referenced earlier into the subdivision for construction access and that roadway would be maintained by the developer all the way through to Parnell Road, the question to the Mayor and Board is there going to be expectation of a payment in lieu of for anything related to widening or pedestrian trail at that time which we don't have to answer tonight.

Mayor Coats stated we have got to start planning, Commissioner Crislip and I have a meeting with the Wolf River Conservancy next week and they are ready to start moving to connect east to west in Piperton and there is also on the Greenbelt to go north-south so we need to start looking at this now.

Mr. McCarty stated we were extending our walking trail that comes up to the main street through the development all the way to the box culvert to try to make that connection.

Mr. Matheny stated Mr. Davis is aware of this and we have talked about it when the surveyor for Crown Vista laid out the fence (wood fence with brick columns), it did not follow the actual platted right of way, it is generally following the front line and doesn't turn so when this roadway is built there will be some portion of this fence that will have to be relocated and rebuilt along that platted north property line so that is really neither here nor there for this development but that did come into play as we were considering which radius would work best regardless of this radius which we have already talked about the private fencing can't be in the public right of way so to the extent that when this right of way gets sets if Crown Vista Developers wanted to come back in and revise this line so it is curve line that follows the radius I wouldn't see any problem with that and that may keep one or two columns from being removed but that needs to be looked at closer but that is something Piperton Hills Phase 1 would need to deal with but we would work with Crown Vista to make that work, and also the water system design looks to be in good shape, I know that they are extending the 12 inch line from Keough all the way down to their entrance and I will speak with the designers about whether or not we need a future 12 inch line to extend down this boulevard that will go all the way down to Shelby Drive at some point, and the sewer will be tied to the interceptor sewer line which follows Russell Creek which we are moving closer to that being a live line.

Mr. Morgan stated in the staff report on page 5 there is a section for Major Road Plan considerations, under this is two recommendations: 1) Keough Dr. classification change from Hwy 196 to Parnell would be changed from Arterial (Divided) to Collector (Undivided) and 2) add a note to the Major Road Plan allowing deviations from standard right of way widths that are listed on the plan with Planning Commission approval, discussion ensued and so staff recommends approval of the final site plan for Phase 1 of Piperton Hills Phase 1 CD-O subject to the 33 conditions outlined at the end of the staff report.

Chairman Henszey inquired of Mr. Davis any concerns.

Mr. Davis stated he has no problems, we know we are in the right of way and we will make adjustments.

Mr. Morgan stated condition 2 will include the sentence: "This is an exception to the standard roadway radial requirements of the Subdivision Regulations."

**Action taken:** Commissioner Archer moved to accept staff's recommendation, seconded by Mayor Coats. The Motion received all affirmative votes.

#### **Agenda item 6.** Piperton Preserve Phase 5

City Planner Brett Morgan stated Phase 5 site plan was approved on February 11, 2020 and before you in the landscape plan, the open space is contained in roadway islands and continues with similar plant material as previous phases and so staff recommends approval of the landscape plan for Phase 5 of Piperton Preserve.

**Action taken:** Vice-Mayor Binkley (acting as the DRC) moved to approve Piperton Preserve Phase 5 Landscape Plan, seconded by Commissioner Archer. The Motion received all affirmative votes.

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

Mr. Morgan stated we are ready to return to the branding discussion and in staff meeting yesterday it was talked about getting the consultants a proposal but it was the consensus of those involved to hold another committee meeting before that was done, discussion ensued and it was decided for March 29<sup>th</sup> at 1 pm.

**Agenda item 8.** Adjournment

**Action taken:** Vice-Mayor Binkley moved for adjournment, seconded by Commissioner Ragon. The Motion received all affirmative votes, and the meeting was adjourned at 7:05 p.m.

Respectfully submitted,

Beverly Holloway, City Recorder

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