

**MINUTES OF THE REGULAR SESSION OF THE
PIPERTON PLANNING COMMISSION
OCTOBER 13, 2020, 6:00 P.M.**

The Piperton Planning Commission met on October 13, 2020 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 present. City Planner Brett Morgan, Fire Chief Reed Bullock and City Recorder Beverly Holloway were also present along with Vicki Hancock and Chris Kotara 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 Chairman John Henszey 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 Commissioner Archer moved to adopt 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 September 8, 2020; Motion to approve Minutes of September 8, 2020

Action taken: There were no changes to the Minutes of the Regular Session of September 8, 2020, Mayor Henry Coats moved to approve the Minutes of the Regular Session of September 8, 2020 as written, seconded by Vice-Mayor Mike Binkley. The Motion received all affirmative votes.

Agenda item 5. Chris Kotara Fence Application

City Planner Brett Morgan stated Mr. Chris Kotara, 155 Ridgewood Drive, Lot 5 in the Ridgewood Grove Subdivision has made an application to allow for an 8 foot wood fence on the rear property line of the lot, Mr. Morgan went over Article 3.13.3 and Article 11.1.5 from the Zoning Ordinance, the applicant has requested to go from 6 feet to 8 feet as screening of outside storage, the applicant has provided a site plan and pictures of the area being fenced, additionally he has provided signatures (approval) of all residents immediately impacted by the fence and from Dr. Sylvester Hora, who shares the property line and the applicant has provided an email from the Ridgewood Grove Home Owner's Association giving approval of the fence, Mr. Kotara is painting the fence to mix in with the wooded area.

Chairman Henszey inquired if the neighbors on either side are going to put a fence in.

Mr. Kotara stated neither have expressed that but have expressed the appreciation of me constructing that to the extent that he has because it does block out a lot of the utility equipment, as you noted our lots all slop down and so when you are on the back patio it blocks that site line as it does for our neighbors, behind the neighbor's property is pretty much green and my fence actually blocks the utility viewpoint and the Hora's like the fence and don't have any issues with it as a backdoor neighbor.

Mr. Morgan stated staff has reviewed it, looked at the views and considering the input from neighbors and the HOA, staff recommends approving under the condition that the applicant shall

comply with all other fencing requirements of the City of Piperton Zoning Ordinance found in Article 3.13 and with all City of Piperton permitting requirements.

Action taken: Mayor Coats moved to approve the 8 foot fence application for 155 Ridgewood Drive, seconded by Commissioner Ragon. The Motions received all affirmative votes.

Agenda item 6. Recess – hold Public Hearing concerning proposed changes to the Piperton Subdivision Regulations

Action taken: Vice-Mayor Binkley moved to recess to hold Public Hearing, seconded by Commissioner Archer. The Motion received all affirmative votes.

Mr. Morgan stated before you is the Resolution that shows the original edits in red, and the City is creating its storm water design standards and the City Manager wants that referenced in the subdivision regulations and under the section that deals with Storm Drainage the following will be inserted as the 1st paragraph: “All storm water management and conveyance systems shall comply with the requirements and specifications of the current edition of the City of Piperton Storm Water Design Standards”, and Storm Water Design Standards will be added to Article 1, Section A. (Policy and Purpose) in order to meet state requirements in regards to drainage design and will also insert the following as Paragraph 6: “As a part of it review, the Planning Commission may require that other studies, reports, and/or documentation during the review process including but not limited to Traffic Impact Studies, Stormwater Management Reports, water and sewer calculations, and geotechnical investigations. These studies may result in the requirement of offsite improvements to be addressed, in part or in full, by the Applicant/Developer.” Mr. Morgan stated those are the two things (Storm Water and paragraph 6) that were done in addition to the Access and Connectivity, and also revision to the Table of Contents’ headings and page numbers will be made to reflect the above amendments to the Subdivision Regulations, staff asked the Planning Commission vote to approve the amendments to the Subdivision Regulations as presented.

Action taken: Mayor Coats moved to reconvene the meeting, seconded by Vice-Mayor Binkley. The Motion received all affirmative votes.

Agenda item 7. Resolution 20-226, to amend and re-adopt the City of Piperton Subdivision Regulations

Action taken: Commissioner Archer moved to adopt the amendments modifying Subdivision Policy, Access and Connectivity and Storm Water Management as proposed by staff, seconded by Commissioner Ragon. The Motion received all affirmative votes.

Action taken: Commissioner Archer moved to amend his motion to include this is adopting Planning Commission Resolution No. 20-226, seconded by Mayor Coats. The Motion received all affirmative votes.

Agenda item 8. Any other old/new business, questions or matters from the audience

Chairman Henszey stated a session on gateway was held, some thought we may have gotten ahead of ourselves in it but I am not sure where we are going to go with it, so we are going to slow things down but I think it will help us to drive around and see where all these gateways are and see what kind of gateway you can have for instance Hwy 72, Collierville has one in the median and getting off the interstate on Poplar there is nowhere to do that so what do you do, do you have it off to the side, up the hillside or do you do banners? I think we need to all look at what is really possible, feasible as far as gateways.

Commissioner Ragon stated we need a concept.

Mr. Morgan stated that is part of the scope to come up with a concept that the committee can message but they have to get us started and suggested to the two groups that came in that we need to come up with a better scope than what I was able to tell them when I asked them to come and narrow the scope down at first to design and being able to build it and then with that they will probably give us cost estimates of their time to do that and we will be able reflect on that.

Vice-Mayor Binkley felt the one estimate for what we were getting was high.
Mr. Morgan stated he did to but I think he added more to it than what we were wanting.
Vice-Mayor Binkley stated if that included the whole package then I can see it being that high.

Mr. Morgan stated we will need construction plans.
Chairman Henszey stated TDOT will demand plans but we need to figure out where we want to go.

Mr. Morgan will make inquiries with TDOT's right of way department.

Agenda item 9. Adjournment

Action taken: Commissioner Archer moved for adjournment, seconded by Mayor Coats. The Motion received all affirmative votes, and the meeting was adjourned at 6:33 p.m.

Respectfully submitted,

Beverly Holloway, City Recorder

Approved: _____ date: _____