



**Town of Chapel Hill
Meeting Minutes
Planning Commission**

Monday, May 21, 2018

6:00 PM

Board Room

The Town of Chapel Hill Planning Commission met for their regular monthly meeting on Monday, May 21, 2018 at 6:00 p.m. at Chapel Hill Town Hall, 2202 Unionville Road, Chapel Hill, TN.

Members present: Mayor Danny Bingham, Stacey Booker, Isaac Zimmerle, Jason Jent, Planner Jim Lech, Town Attorney Todd Moore, Town Administrator Mark Graves, and Recorder/Treasurer Chris Lowe.

Members absent: Marion Joyce

Mayor Bingham called the meeting to order and quorum was established with majority of members being present.

- 1) Jason Jent made a motion to approve the minutes; with a correction to include a vote by Mayor Bingham, seconded by Isaac Zimmerle
- 2) Public Comments: None
- 3) Mixed Use Overlay Zoning
 - a) The board voted on recommending the Mixed Use Overlay zoning ordinance to the Board of Mayor and Alderman
 - b) Isaac Zimmerle made a motion, seconded by Jason Jent to approve the Mixed Use Overlay Zoning.
 - c) Upon a roll call vote:
 - i) Marion Joyce: Absent
 - ii) Isaac Zimmerle: Aye
 - iii) Jason Jent: Aye
 - iv) Stacey Booker: Aye
 - v) Mayor Bingham: Aye
- 4) PUD Zoning
 - a) The board voted on recommending the PUD zoning ordinance to the Board of Mayor and Alderman. Todd Moore mentioned the BOMA would approve all rezoning.
 - b) Isaac Zimmerle made a motion, seconded by Stacey Booker to approve the PUD zoning ordinance
 - c) Upon a roll call vote:
 - i) Marion Joyce: Absent
 - ii) Isaac Zimmerle: Aye

- iii) Jason Jent: Aye
 - iv) Stacey Booker: Aye
 - v) Mayor Bingham: Aye
- 5) River Forrest Subdivision Preliminary Plat:
- a) Todd Moore mentioned a stipulation should include that the HOA will maintain all open spaces for the preliminary plat
 - b) Isaac Zimmerle mentioned the individual drainage spots will need to note that they are unbuildable and the HOA will maintain the drainage lots
 - c) Jim Lech mentioned the unsigned signature blocks and Todd Moore mentioned there is no legal requirement to have signatures on a preliminary plat. Isaac Zimmerle added a condition to remove the signature blocks from the preliminary plat.
 - d) Isaac Zimmerle asked is water and sewer would be made available to the new subdivision. He also asked if approving the preliminary plat would guarantee the availability of water to the 91 houses and stated that a contingency that the plat would be approved subject to Marshall County agreeing to supply enough water
 - e) Todd More mentioned the BOMA would need to agree to provide enough water to the subdivision. He also recommended deferring the plat until the Utilities board and the BOMA could recommend approval. Mark Graves mentioned that there is currently no contract in place with Marshall County.
 - f) Isaac Zimmerle made a motion to approve the preliminary plat contingent on the following:
 - i) Removal of all signature blocks
 - ii) BOMA recommendation that adequate water will be supplied to the subdivision
 - iii) Notification that the HOA will maintain open spaces and drainage spaces
 - iv) Updated legal description for lot 92
 - g) Isaac Zimmerle withdrew his original motion and made a motion to defer the plat for 30 days; for the BOMA to review the plat and recommend the availability of water,
 - h) The motion failed to get a second and failed.
 - i) Jason Jent made a motion to approve the plat with the following conditions:
 - i) Removal of all signature blocks
 - ii) Notification that the HOA will maintain open spaces and drainage spaces
 - iii) Updated legal description for lot 92
 - j) The motion was seconded by Mayor Bingham
 - k) Upon a roll call vote:
 - i) Marion Joyce: Absent
 - ii) Isaac Zimmerle: No
 - iii) Jason Jent: Aye
 - iv) Stacey Booker: No
 - v) Mayor Bingham: Aye
 - l) The Motion failed

- m) Isaac Zimmerle made a motion to approve the preliminary plat contingent on the following:
 - i) Removal of all signature blocks
 - ii) BOMA and Utilities board review of water availability within 30 days
 - iii) Notification that the HOA will maintain open spaces and drainage spaces
 - iv) Updated legal description for lot 92
- n) The motion as seconded by Stacey Booker
- o) Upon a roll call vote:
 - i) Marion Joyce: Absent
 - ii) Isaac Zimmerle: Aye
 - iii) Jason Jent: Aye
 - iv) Stacey Booker: Aye
 - v) Mayor Bingham: Aye
- 6) Polar Ice Station Site Plan
 - a) Isaac Zimmerle made a motion to accept the plan, seconded by Stacey Booker
 - b) Upon a roll call vote:
 - i) Marion Joyce: Absent
 - ii) Isaac Zimmerle: Aye
 - iii) Jason Jent: Abstain
 - iv) Stacey Booker: Aye
 - v) Mayor Bingham: Aye
- 7) Other Business
 - a) Mark mentioned flag lots and the Zimmerle property was being proposed to be divided. The need to change the subdivision regulations to allow commercial and industrial lot splits was discussed and will be brought forth at the next meeting
- 8) There being no other business, the meeting was adjourned

Danny Bingham, Mayor

Attest: Chris Lowe, Town Recorder/Treasurer