

Minutes of the Planning Commission
Chapel Hill Town Hall
June 23, 2025

CALL TO ORDER

Chairman Isaac Zimmerle called the meeting to order at 6:00 p.m. with a quorum present.

ROLL CALL

Isaac Zimmerle - Present	Sean Deckert – Present	Jeff Knox - Present
Ben Piper – Absent	Joe Sedlak – Present	

STAFF

Phillip Dye, Town Recorder/Treasurer	Todd Moore, Attorney
Steve Foster, Hethcoat & Davis Engineer	Amy Davis, Town Clerk

APPROVAL OF MINUTES – Planning Commission May 27, 2025

Motion to Approve: Sean Deckert
Seconded By: Jeff Knox
Motion Passed: 4 - 0

PUBLIC COMMENTS - None

OLD BUSINESS

Rezoning request made by Smyrna Baptist Church to rezone +/- 6.35 acres of property located on Nashville Highway (Parcel ID 026, 044.00) from R-1, Low Density Residential to B-2, Intermediate Business.

After a brief discussion, a motion was made to make a favorable recommendation to the Board of Mayor and Aldermen for approval.

Motion to Approve: Jeff Knox
Seconded: Sean Deckert
Motion Passed: 4 – 0

NEW BUSINESS - None

DISCUSSION

Permitted Use Table

Zoning Revisions for Tiny Homes and Fencing Regulations

Self-Storage Units on Caney Springs Road

Maple Street Drainage Issues and Possible Improvements

Building Moratorium, Marshall County Requirements and Water Improvements

CLOSING REMARKS – None

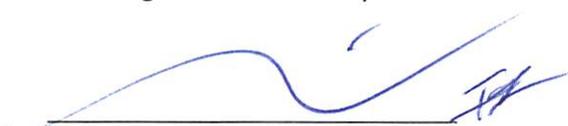
ADJOURNMENT

Motion to Approve: Joe Sedlak

Seconded By: Jeff Knox

Motion Passed: 4 - 0

Meeting ended at 6:32 p.m.


Isaac Zimmerle, Chairman


Phillip Dye, Town Recorder