

Minutes of the Planning Commission
Chapel Hill Town Hall
August 25, 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
Ben Piper – Present

Sean Deckert – Present
Joe Sedlak – Present

Jeff Knox - Present

STAFF

Phillip Dye, Town Administrator
Todd Moore, Attorney
Mayor Mike Faulkenberry

Amy Davis, Town Recorder
Steve Foster, Hethcoat & Davis Engineer

APPROVAL OF MINUTES – Planning Commission July 28, 2025

Motion to Approve: Joe Sedlak
Seconded By: Jeff Knox
Motion Passed: 5 - 0

PUBLIC COMMENTS - None

OLD BUSINESS – None

NEW BUSINESS

1. **Consideration of the Minor Plat of Smyrna Baptist Church Property Final Plat for property located on Nashville Highway, Chapel Hill, TN (Parcel ID 026, 044.00).**

Motion to Approve: Ben Piper
Seconded By: Joe Sedlak
Motion Passed: 5 – 0

2. Consideration of the site plan and construction plans for McDonald's to be located on Nashville Highway, Chapel Hill, TN (Parcel ID 026, 044.00).

Project representatives, Josh Hunter and Logan Stacks of Langan Engineering and Sara Richardson of Permit Solutions were present via online meeting.

Discussion concerned the following:

- Connectivity to the properties North and South of the site were requested for future needs.
- TN Dept. of Transportation meeting scheduled for August 26, 2025 at 10 am.
- Logan Stacks (McDonald's Engineer) noted that he was in discussion with Town Engineer and Utility Superintendent, Donny Groves about alternant sewer and drainage options.
- Town Engineer's comments are still being addressed.

Motion to Table: Sean Deckert

Seconded By: Ben Piper

Motion Approved: 5 - 0

3. Consideration of recommendation to the Board of Mayor and Aldermen with regard to the annexation of approximately 2,485.7 linear feet of Depot St./Old Highway 99 roadway to the West of CSX railroad.

****Jeff Knox recused himself and represented this item.**

Jeff Knox stated that he recommended the 2nd entrance to the Marshall County Highway Department and he was directed back to Town. The second entrance would alleviate some of the traffic next to the underpass and would be safer for residents in the event that emergency response was needed. The roadway is currently maintained by the Marshall County Highway Department and they have submitted a letter of endorsement of the Town annexation. Discussion concerned the following:

- Ben Piper questioned the quality of the roadway and it was noted that the Town of Chapel Hill would then be responsible for the roadway upon annexation.
- Nathan Pierson and Benjamin Hudson interjected in the meeting questioning the safety and response by former Town Administrator to a "sinkhole" issue that was filled in with gravel.
- The Planning Commission members noted that they were unaware of an issue, but agreed that the area appeared to already be part of the Town roadway. Ben Piper suggested deferment of the issue for the Town Engineer to inspect and give recommendation for review at the next Planning Commission Meeting.

Motion to Table: Ben Piper
Seconded By: Sean Deckert
Motion Approved: 4 – 0

****Jeff Knox rejoined the meeting.**

4. Consideration regarding the determination of required bond amounts for Spring Creek Farms Townhomes.

After discussion, the bonds for the single-family home sections (#100154244 in the amount of \$59,946.74 and #100154245 in the amount of \$41,386.74) were accepted and action regarding the Townhome bonds be tabled to allow review by Donny Groves and Steve Foster in an effort to assess progress and establish an estimated cost for completion prior to changes being made.

Motion to Table: Jeff Knox
Seconded By: Joe Sedlak
Motion Passed: 5 – 0

DISCUSSION

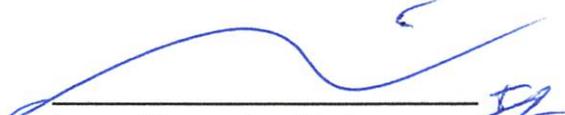
- Preconstruction meeting for Ellington Subdivision was held on August 5, 2025 at 9:30 am at Town Hall.
- Preconstruction meeting for the ARPA Sewer Line Rehabilitation Project was held on August 12, 2025 at 11:00 am at Town Hall.
- Chad Dennis, Marshall Co. Board of Public Utilities Superintendent was present and discussed the proposed timeline of the plant and upgrades for MCBPU. Marshall Co. Board of Public Utilities has released their moratorium on a case-by-case basis as stated by Mr. Dennis. He stated that the Town of Chapel Hill's water availability will not be affected by the release of planned Marshall Co. development.
- Phil Comstock was present to present a proposed 2-lot subdivision at 221 Maple Street. He hopes to submit a final plat soon.

CLOSING REMARKS – None

ADJOURNMENT

Motion to Approve: Ben Piper
Seconded By: Joe Sedlak
Motion Passed: 5 - 0

Meeting ended at 7:00 p.m.



Isaac Zimmerle, Chairman



Amy Davis, Town Recorder

