

**Minutes of the Planning Commission**  
**Chapel Hill Town Hall**  
**September 22, 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 – Absent

Sean Deckert – Present  
Joe Sedlak – Present

Jeff Knox - Present

**STAFF**

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

Amy Davis, Town Recorder  
Steve Foster, Hethcoat & Davis Engineer  
Donny Groves, Utility Superintendent  
Duncan Mitchell, CHPD

**APPROVAL OF MINUTES – Planning Commission August 25, 2025**

Motion to Approve: Jeff Knox  
Seconded By: Joe Sedlak  
Motion Passed: 4 - 0

**PUBLIC COMMENTS**

- Paul Dillon, 2013 Cheyenne Court, Chapel Hill, TN - spoke with regard to allegations of corruption and possible dereliction of duty.
- Nathan Pierson, 107 Maple Street, Chapel Hill, TN – No Comment
- Donald Lowe, 516-A N. Horton Parkway, Chapel Hill, TN – spoke with regard to advertisement of homes for sale and false advertisement.
- Benjamin Hudson, 109 Chester Avenue, Chapel Hill, TN – spoke with regard to the Hethcoat Davis report (Item #1 under Old Business) questioning the methodology of the inspection.
- Gregory Stone, 314 Spring Creek Street, Chapel Hill, TN had submitted a written request to be on the agenda regarding Ellington Subdivision – Not Present.

## **OLD BUSINESS**

1. **Hethcoat Davis report dated September 2, 2025 as requested at the August 25, 2025 Planning Commission Meeting with regard to Depot Street.**

Determination was made that the area in question is outside the Town limits and the report will be sent to the Marshall County Highway Department for their review.

Motion to Accept the Report: Sean Deckert

Seconded By: Joe Sedlak

Motion Passed: 4 – 0

2. **Annexation of approximately 2,485.7 linear feet of Depot St./Old Highway 99 roadway to the West of CSX railroad, tabled item from August 25, 2025 Planning Commission Meeting with regard to recommendation to the Board of Mayor and Aldermen.**

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

**\*\*Isaac Zimmerle recused himself as he has an indirect potential interest.**

**\*\*Sean Deckert disclosed that he owns a property adjacent to the roadway referenced. Council stated that since he has disclosed, if he has no direct benefit and is able to make a decision without prejudice, he could choose to remain in meeting, either way is acceptable.**

- A Plan of Services would still need to be established for the roadway and approved by the Planning Commission if it passes through the Board of Mayor and Alderman.
- The annexation is to establish a second entrance to the Groves Subdivision.
- The roadway is currently maintained by the Marshall County Highway Department and they have submitted a letter of endorsement of the Town annexation.
- The second entrance has been addressed to alleviate some of the traffic next to the underpass and for safety concerns for residents in the event that emergency response was needed.

Discussion concerned the following:

- Indirect benefit to adjacent property owners and ethicality of voting.
- Necessity of the second entrance.

Joe Sedlak made a motion to give a favorable recommendation sending the Marshall County Highway Department the Hethcoat Davis Report from Item #1 under Old Business for review and the establishment of the Plan of Services.

Seconded By: Sean Deckert

After discussion, Joe Sedlak amended his motion for a favorable recommendation to the Board of Mayor and Aldermen after the development of a plan of services and after the Marshall County Highway Department has reviewed the Hethcoat Davis Report from Item #1 under Old Business

Seconded By: Sean Deckert

After more discussion, Isaac Zimmerle and Sean Deckert gave an opinion in favor of the annexation for the purpose of health and safety of residents of the living community.

**\*\*Sean Deckert recused himself for the purpose of transparency and to avoid any potential, possible or interpretation of a conflict of interest.**

Kay Gentry, 1910 Fagan Road, Chapel Hill, TN was allowed to speak regarding her safety concerns at the location of the second entrance being in a curve.

Upon Roll Call Vote:

Isaac Zimmerle - Recused

Sean Deckert - Recused

Jeff Knox - Recused

Joe Sedlak - Aye

Motion Passed: 1 – 0

**\*\*Jeff Knox, Isaac Zimmerle and Sean Deckert rejoined the meeting.**

3. **Determination of required bond amounts for Spring Creek Farms Townhomes.**

After discussion,

Motion to Table: Joe Sedlak

Seconded By: Sean Deckert

Motion Passed: 4 – 0

## **NEW BUSINESS**

### **1. Purdom Minor Subdivision Final Plat for property located at 221 Maple Street, Chapel Hill, TN (Parcel ID 21I, B, 010.00).**

Phil Comstock and Russell White were present to present the plat. Discussion was regarding the well, alteration to building envelope once the well site is capped and disconnected, and culvert drainage.

Jeff Knox made a motion to approve the plat and record after verification of well disconnection was obtained and delivered to the Town.

Seconded by: Sean Deckert

Motion Passed: 5 – 0

## **DISCUSSION**

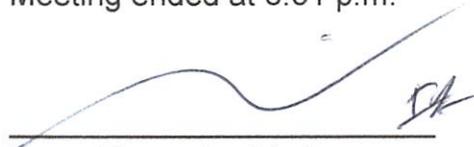
- Michael Bierfreund property located at 132 Depot Street has a driveway framed and ready to pour connecting his lot to the Masonic Lodge property. Concerns regarding loss of greenway, drainage issues, ingress/egress to N. Horton Parkway and lack of approval were noted. Notice will be sent to Mr. Bierfreund with regard to stopping work.
- The McDonald's project is still working with TDOT to work out the turn lane issue and possible funding options are ongoing.
- McDonald's withdrew the site and construction plans until an agreement is reached with TDOT.
- Resolution 2025-015 with regard to the Marshall County Building Code Standards for residential properties was introduced.
- Commercial storage units are being proposed off of Caney Springs Road. Due to pending legislation changing the permitted use table it was determined that the developer would need to do a special exception request with the submittal of the plans.
- Setback requirements for permanent structures (including inground pools) were discussed. At this time, all permanent structures must meet the setback requirements. Possible amendments to the Zoning Ordinance regarding the matter will be reviewed.

CLOSING REMARKS – None

ADJOURNMENT

Motion to Approve: Joe Sedlak  
Seconded By: Jeff Knox  
Motion Passed: 4 - 0

Meeting ended at 6:51 p.m.

  
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Isaac Zimmerle, Chairman

  
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Amy Davis, Town Recorder

