

**Minutes of the Planning Commission**  
**Chapel Hill Town Hall**  
**October 27, 2025**

**CALL TO ORDER**

Acting Chairman Ben Piper called the meeting to order at 6:00 p.m. with a quorum present.

**ROLL CALL**

Isaac Zimmerle - Absent  
Ben Piper – Present

Sean Deckert – Present  
Joe Sedlak – Present

Jeff Knox - Absent

**STAFF**

Phillip Dye, Town Administrator  
Todd Moore, Attorney  
Donny Groves, Utility Superintendent

Amy Davis, Town Recorder  
Steve Foster, Town Engineer

**APPROVAL OF MINUTES – Planning Commission September 22, 2025**

Motion to Approve: Sean Deckert  
Seconded By: Joe Sedlak  
Motion Passed: 3 - 0

**PUBLIC COMMENTS**

- Kim Bourland, 2246 Caney Springs Road – Discussed concerns over her property’s plan of services.

## **OLD BUSINESS**

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

After discussion, a motion was made to keep all bonds in place until such time as the following are completed:

- As-builts are submitted to Town of Chapel Hill.
- As-builts for the detention pond need to be done and submitted to the Town of Chapel Hill.
- Payment of Invoice for meter and setter for building 12.
- Sidewalk repair in single family section.

Motion to Approve: Joe Sedlak

Seconded By: Sean Deckert

Motion Passed: 3 – 0

## **NEW BUSINESS**

### **1. Determination of required bond amounts for Ezell Farms Subdivision.**

The developer, Joseph Daugherty, was not in attendance. After discussion regarding the amount of bonds, items covered and percentage of completion a motion was made to require a performance bond in the amount of the Town Engineer's calculation of \$137,430.40.

Motion to Approve: Sean Deckert

Seconded by: Joe Sedlak

After further discussion, the motion was revised to include the bond of \$137,430.40 would need to be in place within the next 30-days to comply or a stop work order and no further permits will be issued for remaining building lots.

Revised Motion to Approve: Sean Deckert

Seconded by: Joe Sedlak

Motion Passed: 3 – 0

**2. Chapel Hill Storage Site/Construction Plans for property on Caney Springs Road (Parcel ID 026, 122.03)**

Joe Ahler (Ahler & Associates, LLC) and Ryan Thompson (property owner) were present to discuss the plans. During discussion Sean Deckert left the table for 1-2 minutes while discussion continued in his absence. After discussion, the following were some items requested before next month's meeting for any further consideration:

- Landscape Plan needed in accordance with Design Guidelines for commercial properties.
- Exterior elevations need to be established on a more detailed site plan.
- Town Engineer comments need to be addressed.
- A traffic study would need to be performed.
- Drainage calculations/study would need to be performed.

Motion to Table: Sean Deckert

Seconded by: Joe Sedlak

Motion Passed: 3 - 0

**DISCUSSION**

- 2026 Calendar.
- Site Cleanliness/Code Enforcement.
- Erosion Control.
- Zoning Ordinance with regard to accessory structures.
- Fence regulation notification.

**CLOSING REMARKS**

Ben Piper thanked all Town employees.

**ADJOURNMENT**

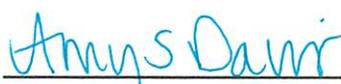
Motion to Approve: Joe Sedlak

Seconded By: Jeff Knox

Motion Passed: 4 - 0

Meeting ended at 7:06 p.m.

  
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Ben Piper, Acting Chairman

  
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Amy Davis, Town Recorder

