

Minutes of the Planning Commission
Chapel Hill Town Hall
November 24, 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 - 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 –

**Board of Zoning Appeals Minutes & Planning Commission Minutes of
October 27, 2025**

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

PUBLIC COMMENTS - NONE

OLD BUSINESS

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

Ryan Thompson (property owner) was present to discuss the plans. Discussion was focused on the items requested from the October 27, 2025 Planning Commission. A current traffic study from the developer was again requested.

Motion to Table: Ben Piper
Seconded by: Joe Sedlak
Motion Passed: 5 - 0

Jeff Knox recused himself from the meeting.

2. Determination of required bond amounts for Ezell Farms Subdivision.

The developer, Joseph Daugherty, was in attendance. After discussion regarding the amount of bonds, items covered and percentage of completion, a motion was made to require a bond in the amount of \$104,134.60 to be in place by December 15, 2025.

Motion to Approve: Ben Piper

Seconded by: Sean Deckert

Motion Passed: 4 – 0

Jeff Knox remained recused from the meeting.

Isaac Zimmerle recused himself from the meeting due to the possible appearance of an indirect benefit. Isaac Zimmerle also requested that Ben Piper chair the meeting.

Ben Piper began to chair the meeting.

NEW BUSINESS

1. Consideration and review of the Plan of Services for the proposed roadway annexation of Depot St./Old Highway

Public interjections took place during the consideration of this agenda item.

The exact location of the end of the Town limits is still in question. Marshall County Highway Department is going to meet in December to assess correcting the Master Roadway Listing to have an official record. Determination of right-of-way and utilities contained would also need to be established.

Motion to Table: Ben Piper

Seconded by: Joe Sedlak

Upon Roll Call Vote:

2 - Recused (Knox - Zimmerle)

3 - Aye (Piper, Sedlak & Deckert)

Motion passes: 3 – 0

Jeff Knox and Isaac Zimmerle rejoined the meeting.

Ben Piper relinquished chair of the meeting back to Isaac Zimmerle.

DISCUSSION

- Next Planning Commission Meeting is to be held on December 15, 2025 at 6 PM.

CLOSING REMARKS

Ben Piper thanked everyone for attending.

ADJOURNMENT

Motion to Approve: Ben Piper
Seconded By: Jeff Knox
Motion Passed: 5 - 0

Meeting ended at 6:47 p.m.



Ben Piper, Acting Chairman



Amy Davis, Town Recorder

