

**Minutes of the Planning Commission**  
**Chapel Hill Town Hall**  
**December 15, 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 – Absent  
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  
November 24, 2025**

Motion to Approve: ben Piper  
Seconded By: Joe Sedlak  
Motion Passed: 3 - 0

**PUBLIC COMMENTS**

- Chris Threet, Jonathan Gilbert & Jason Jent signed up for public comments and were acknowledged. All three (3) were present for the Chapel Hill Storage Item and would be allowed to discuss, if needed, during that time.

**OLD BUSINESS**

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

Chris Threet (property owner) was present to discuss the plans. A current traffic study from the developer has been received. After discussion, a motion was made to approve the site and construction plans contingent upon:

1. Receipt of offsite survey of proposed drainage plans onto adjacent property owner (Jonathan Gilbert) and upon review by the Town Engineer.
2. Written agreement with Jonathan Gilbert (adjacent property owner) that he acknowledges and accepts the drainage plans as designed.
3. Written agreement or acknowledgement to properties with water service lines that may be damaged during the construction phase acknowledging that the developer will assume repair of service lines caused by the development. The properties with water service lines along Caney Springs Road are:
  - a. 2246 Caney Springs Road, Chapel Hill, TN 37034
  - b. 2204 Caney Springs Road, Chapel Hill, TN 37034
  - c. 2199 Caney Springs Road, Chapel Hill, TN 37034
  - d. 2205 Caney Springs Road, Chapel Hill, TN 37034

Motion to Approve Conditionally: Ben Piper  
Seconded By: Joe Sedlak  
Motion Passed: 3 – 0

**2. Chapel Hill Storage Design Review for property on Caney Springs Road (Parcel ID 026, 122.03)**

After brief discussion,

Motion to Approve: Ben Piper  
Seconded By: Joe Sedlak  
Motion Passed: 3-0

**NEW BUSINESS**

1. **Mayor Ben Piper announced that Letters of Interest for Two (2) Planning Commission Vacancies will be accepted by the Town of Chapel Hill through Friday, January 16, 2026 at 11:30 AM**

**DISCUSSION**

Sean Deckert of 6960 Arno-Allisona Road addressed the Planning Commission appreciating his time serving as a Planning Commission Member and looks forward to the progress of Chapel Hill.

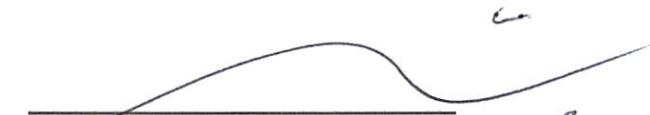
**CLOSING REMARKS**

Ben Piper thanked Sean Deckert for his service to the Town of Chapel Hill.

**ADJOURNMENT**

Motion to Approve: Joe Sedlak  
Seconded By: Jeff Knox  
Motion Passed: 3 - 0

Meeting ended at 6:15 p.m.

  
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Isaac Zimmerle, Chairman

  
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Amy Davis, Town Recorder

