

Minutes of the Planning Commission

Chapel Hill Town Hall

September 23, 2024

CALL TO ORDER

Chairman Isaac Zimmerle called the meeting to order at 6:00 p.m. with a quorum present.

ROLL CALL

Isaac Zimmerle - P

Sean Deckert – P

Jeff Knox - P

Ben Piper – P

Joe Sedlak – P

STAFF

Danny Bingham, Town Administrator

Donny Groves, Utility Superintendent

Phillip Dye, Town Recorder/Treasurer

Todd Moore, Attorney

Steve Foster, Hethcoat & Davis Engineer

Amy Davis, Town Clerk

APPROVAL OF MINUTES – PC & BZA – August 26, 2024

Motion to Approve: Ben Piper

Seconded By: Jeff Knox

Motion Passed: 5-0

PUBLIC COMMENTS – None

OLD BUSINESS - None

NEW BUSINESS

Approve or Deny Building Plan for Office/Warehouse Development at 132 Depot Street from Michael Bierfreund.

Motion to Approve: Ben Piper

Seconded by: Sean Deckert

Motion Passed: 4-0, Joe Sedlak abstaining

DISCUSSION

BP Bizee Mart Signage, 5439 Nashville Highway, Chapel Hill, TN

- Mukesh Chaudhary, owner of the Bizee Mart currently under construction, has been corresponding with Danny Bingham with regard to signage. After discussion, the Planning Commission recommended that Mukesh submit a variance request to alter requirements on signage.

Water Availability

- Clarification was needed to determine the phase of development that a water availability study would be required. It is required as part of the submittal of a preliminary plat. Water availability would not be required of single lot development.

Maple Street Lots

- The residents from 105 Maple Street were in attendance. The residents and the Town Administrator verified that 107 Maple Street does not have a retaining wall. The residents had questions regarding the neighboring property and development thereof. It was also clarified that the drainage requirement noted on the Final plat as recorded by the Marshall County Tennessee Register in plat cabinet CABG, page 145A; is only for the lots created on that plat, not the neighboring lots that existed prior to that development.

Subdivision Regulations Update

- Items were discussed for revisions include: Open Space Dedication to HOA, Electrical Regulations, Retaining Wall Specifications, 911 Certification Block on Plats, Streetlights and Lighting Requirements, Sidewalks and Curbs (ADA) Requirements, Clean and CCTV lines before release of bonds, Flag Lots and Irrigation Meters. At the next meeting, it will be on the agenda for some items to be referred to the Board of Mayor and Aldermen for passage.

ADJOURNMENT

Motion to Approve: Ben Piper

Seconded By: Sean Deckert

Motion Passed: 5-0

Meeting ended at 7:11 p.m.

Isaac Zimmerle, Chairman

Phillip Dye, Town Recorder