

Minutes of the Planning Commission

Chapel Hill Town Hall

December 16, 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 – A

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 – Planning Commission – November 25, 2024

Motion to Approve: Joe Sedlak

Seconded By: Jeff Knox

Motion Passed: 4-0

PUBLIC COMMENTS – None

OLD BUSINESS - None

NEW BUSINESS

Consideration of sidewalk waiver request made by Jonathan Gilbert for property located at 406 N. Horton Parkway (Parcel ID 021G, A, 037.00).

Jonathan Gilbert was present to discuss the waiver request and the impact to property if sidewalks were installed. Waivers are permitted in the subdivision regulations under Article V, Section C, Subsection 16-C.

Motion to approve: Sean Deckert

Seconded by: Jeff Knox

Motion Passed: 4-0

Consideration of recommendation to remove properties from the incorporated limits of the Town of Chapel Hill made by Benjamin Hudson.

Benjamin Hudson was present to discuss his request and notified that he is buying adjacent parcel (020M, A, 019.00). He requested to modify his original request. Members discussed what would be in the best interest of the Town.

Recommend to the Board of Mayor and Aldermen to remove three parcels 720 Depot Street (Parcel ID 020M, A, 020.00), 109 Chester Avenue (Parcel ID 020M, A, 018.00), and a parcel on Chester Avenue (Parcel ID 020M, A, 019.00) contingent upon the finalization of purchase by Benjamin Hudson.

Motion to Approve: Sean Deckert

Seconded by: Jeff Knox

Motion Passed: 3-0, Issac Zimmerle Abstaining

DISCUSSION

Proposed Subdivision Regulations Update.

Mailbox Kiosks, Flag Lots, Irrigation Meter requirements and Sidewalk ADA requirements were discussed. The changes will be added to January 2025 Meeting agenda.

Meter Locations.

Donny Groves and Danny Bingham discussed the need to review the meter location as part of the site plan. The Town has meters in the middle driveways, and it makes it impossible to access if there is an issue. Needs to be added to the site plan checklist as part of the subdivision regulations update.

Closing Remarks - None

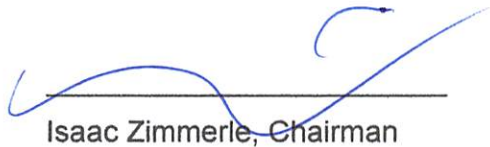
ADJOURNMENT

Motion to Approve: Sean Deckert

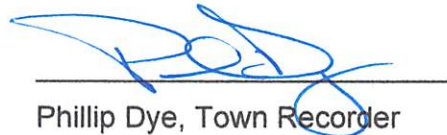
Seconded By: Jeff Knox

Motion Passed: 4-0

Meeting ended at 7:49 p.m.



Isaac Zimmerle, Chairman



Phillip Dye, Town Recorder