

Minutes of the Planning Commission

Chapel Hill Town Hall

January 27, 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 - 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 – Planning Commission – December 16, 2024

Motion to Approve: Jeff Knox

Seconded By: Joe Sedlak

Motion Passed: 5 - 0

PUBLIC COMMENTS – None

PUBLIC COMMENTS - None

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

APPROVAL OF MINUTES - Planning Commission - December 18, 2022

Steve Foster, Hotcoast & Davis Engineer
Philip Dye, Town Recorder/Treasurer
Amy Davis, Town Clerk
Denny Bingham, Town Administrator
Todd Moore, Attorney
Donny Groves, Utility Superintendent

STAFF

Ben Piper - P
Joe Sedlak - P
Sean Decker - P
Jeff Knox - P
Jasas Zimmehs - P

ROLL CALL

present

Chairman Jasas Zimmehs called the meeting to order at 8:00 p.m. with a quorum
CALL TO ORDER

January 27, 2023

Chapel Hill Town Hall

Minutes of the Planning Commission

PUBLIC HEARINGS:

- **Public hearing was opened with regard to the parking lot design variance request made by Grove Hill Church for property located at 5439 Nashville Highway (Parcel ID 016, 100.00)**

Elvis Butler, Grove Hill Church project contact was present to give an overview of the request. Timeline of the project and dust control were among topics discussed.

No other comments were received, public hearing was closed.

- **Public hearing was opened with regard to Planning Commission Resolution 2025-001 amending portions of the Town of Chapel Hill Subdivision Regulations.**

Chairman Isaac Zimmerle gave a brief overview stating that these were changes that have been discussed over the past 5-6 months of Planning Commission meetings.

No comments were received, public hearing was closed.

OLD BUSINESS - None

NEW BUSINESS

Consideration of parking lot variance request made by Grove Hill Church for property located at 5439 Nashville Highway (Parcel ID 016, 100.00).

Several factors including timeline, review of progress, dust control and bond were discussed.

Motion to approve: Ben Piper

Seconded by: Joe Sedlak

Discussion was held before vote regarding the causation of the granting of a variance. Time of year was discussed and the possibility of modifying request to a special exception. Ben Piper amended his motion to reflect that a Special Exception will be granted contingent upon these criteria: 1) Mitigate dust control

PUBLIC HEARINGS:

- Public hearing was opened with regard to the petition for design variance request made by Grove Hill Church for property located at 6438 Nashville Highway (Parcel ID 010, 100,00).

Elvis Butler, Grove Hill Church project contact, was present to give an overview of the request. Timeline of the project and dust control were among topics discussed.

No other comments were received, public hearing was closed.

- Public hearing was opened with regard to Planning Commission Resolution 2023-001 amending portions of the Town of Chapel Hill Subdivision

Resolutions

Chairman Isaac Zimmerman gave a brief overview stating that there were changes that have been discussed over the past 5-6 months of Planning Commission meetings.

No comments were received, public hearing was closed.

OLD BUSINESS - None

NEW BUSINESS

- Consideration of petition for variance request made by Grove Hill Church for property located at 6438 Nashville Highway (Parcel ID 010, 100,00).

Several factors including timeline, review of progress, dust control and bond were discussed.

Motion to approve, Ben Piper

Seconded by Joe Getlak

Discussion was held before vote regarding the discussion of the granting of a variance. Time of year was discussed and the possibility of modifying request to a special exception. Ben Piper amended his motion to reflect that a special exception will be granted contingent upon these criteria: 1) Millgate dust control

in some manner by means of gravel type used or sprayers and 2) Review in one-year to discuss progress and the possibility of bond posting.

Amended Motion as stated above for approval: Ben Piper

Seconded by: Joe Sedlak

Motion Passed: 5 - 0

Consideration of the Jonathan Gilbert Lot 1, 2 & 3 Final Plat for property located at 406 N. Horton Parkway (Parcel ID 021G, A, 037.00).

Jonathan Gilbert was present to address any comments. All engineering comments were addressed with exception to items #6 & 17-20. Motion was made to approve the plat with the specificity that if an issue arises with the future owner with regard to any of the engineering review items listed below; Jonathan Gilbert will work with purchaser to remedy the issue:

6. Provide the locations of the water and sewer services for lots 2 and 3. Lot number 3 has two water meters and no meter is shown for lot number 2. Provide additional information on the water services for these lots.
17. Verify that the depth of the gravity sewer line in Ezell Farms is at an appropriate depth such that Lots 2 and 3 can be connected and maintain a minimum 4" service line slope of 1.0%.
18. The survey data point for the existing sanitary sewer line in Ezell Farms should be extended east at least one manhole segment, along with data indicating invert elevations for each of the existing manholes.
19. Routes for new sanitary sewer service connections shall be shown on the drawings and indicated as conventional 4" gravity sewer laterals, without septic tanks or septic tank effluent pumps.
20. Provide Hydrant Test data and hydraulic calculations to demonstrate that Fire Protection meeting minimum standards (500 gpm at 20 psi) can be achieved.

Jonathan Gilbert was in agreement with this statement.

Motion to Approve: Ben Piper

Seconded by: Sean Deckert

Motion Passed: 5 - 0

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Amended Motion as stated above for approval: Ben Piper

Seconded by: Joe Sedlak

Motion Passed: 5 - 0

Consideration of the Jonathan Glibet Lot 1, 2 & 3 Final Plat for property located at 408 N. Horton Parkway (Parcel ID 0216, A 037.00)

Jonathan Glibet was present to address any comments. All engineering comments were addressed with exception to items #6 & 17-20. Motion was made to approve the plat with the exception that if an issue arises with the future owner with regard to any of the engineering review items listed below, Jonathan Glibet will work with purchaser to remedy the issue.

6. Provide the location of the water and sewer services for lots 2 and 3. Lot number 2 has two water meters and no water is shown for number 3. Provide additional information on the water services for these lots.
17. Verify that the depth of the gravity sewer line in Erell Farm is at an appropriate depth such that Lot 2 and 3 can be connected and maintain a minimum 4" service line slope of 1.0%.
18. The survey data point for the existing sanitary sewer line in Erell Farm should be extended east at least one manhole segment, along with data indicating invert elevations for each of the existing manholes.
19. Routes for new sanitary sewer service connections shall be shown on the drawings and indicated as conventional 4" gravity sewer (stalls), without septic tanks or septic tank effluent pumps.
20. Provide Hydrant Test data and hydraulic calculations to demonstrate that fire protection meeting minimum standards (500 gpm at 20 psi) can be achieved.

Jonathan Glibet was in agreement with this statement.

Motion to Approve: Ben Piper

Seconded by: Sean Becker

Motion Passed: 5 - 0

Consideration of the Carolyn Seely Section 2 Subdivision for property located at 2334 Feedmill Road (Parcel ID 021, 055.00).

Flag lots were discussed and under the current Subdivision Regulations it is not prohibited. After the approval of amendments to the Subdivision Regulations it will not be allowable.

Motion to approve: Ben Piper

Seconded by: Jeff Knox

Motion Passed: 5 - 0

Consideration of the Planning Commission Resolution #2025-001 amending portions of the Town of Chapel Hill Subdivision Regulations.

Motion to approve: Ben Piper

Seconded by: Joe Sedlak

Motion Passed: 5 - 0

DISCUSSION

Ellington Subdivision.

Developer has reached out with the request of resubmitting a preliminary plat for the property on Morningside Drive. As long as the # of homes has not increased they will be able to resubmit since they had started prior to moratorium and are grandfathered in.

TDOT Recommendations.

The Town of Chapel Hill has requested to be added to the TDOT 10-year strategic plan. TDOT has requested that any new developments that will have a significant impact on the State Highway that it be submitted to them for review and further recommendations. This is not required at this time, merely a recommendation we will add to our checklist prior to submittal of preliminary. Citizen input from Cody Garner of Summer Station was heard stating that all developers should have to pay for the upgrades and invest in our schools and roads. Citizen input from Cliff Wilson of Warner Road was heard stating that the

Consideration of the Carolyn Zoely Section 2 Subdivision for property located at 2334 Freedom Road (Parcel ID 021, 035.00)

Final lots were discussed and under the current Subdivision Regulations it is not prohibited. After the approval of amendments to the Subdivision Regulations it will not be allowable.

Motion to approve: Ben Piper

Seconded by: Jeff Knox

Motion Passed: 5 - 0

Consideration of the Planning Commission Resolution #2025-001 amending portions of the Town of Chapel Hill Subdivision Regulations.

Motion to approve: Ben Piper

Seconded by: Joe Sedlak

Motion Passed: 5 - 0

Discussion

Elkington Subdivision

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developer should have to be required to have a traffic study. Discussion was then held about requirement of traffic study over a certain number of homes. Ben Piper suggested this number be 25. Citizen input from Jonathan Gilbert was heard stating that he feels the # of homes would be unfair to the developer that had to pay for traffic study and possible road improvements without the other developers paying a portion since they would be impacting the roads as well. Todd remarked that the Legislature does not allow us to assess a fee or tax on the developers since Marshall County currently imposes a facility tax. It is not lawful and the cause is not founded at this time.

Pressure Reducing Valves.

Placement would be on the outlet of meter and would need to be integrated in Town of Chapel Hill Utility Specifications. Zone meters were also discussed at this time, and there was a recommendation made to have a master meter for every 15 houses in new developments.

Permitted Use Table.

The permitted use table needs to be reviewed and discussed in future meetings.

Closing Remarks - None

ADJOURNMENT

Motion to Approve: Jeff Knox

Seconded By: Sean Deckert

Motion Passed: 5 - 0

Meeting ended at 7:10 p.m.


Isaac Zimmerle, Chairman


Phillip Dye, Town Recorder

Leslie Zimmerman, Chairman

Philip Dye, Town Recorder

Meeting ended at 7:10 p.m.

Motion Passed: 5 - 0

Seconded By: Sean Dackert

Motion to Approve: Jeff Knox

ADJOURNMENT

Closing Remarks - None

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Permitted Use Table

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