

Minutes of the Planning Commission
Chapel Hill Town Hall
March 30, 2026

CALL TO ORDER

Chairman Isaac Zimmerle called the meeting to order at 6:02 p.m. with a quorum present.

ROLL CALL

Isaac Zimmerle - Present	Joe Sedlak – Present	Hawken King - Present
Harley Ezell – Present	Marisa Cali – Present	

STAFF

Phillip Dye, Town Administrator	Steve Foster, Town Engineer
Amy Davis, Town Recorder	Donny Groves, Utility Superintendent

APPROVAL OF MINUTES –

Planning Commission Minutes of February 2, 2026

Motion to Approve: Hawken King
Seconded By: Joe Sedlak
Motion Passed: 5 – 0

Board of Zoning Appeals Minutes of February 23, 2026

Motion to Approve: Hawken King
Seconded By: Harley Ezell
Motion Passed: 5 - 0

PUBLIC COMMENTS

- Ben Hudson, 109 Chester Avenue, Chapel Hill, TN signed up and when called opted to save his comments until a later meeting.

OLD BUSINESS – None

NEW BUSINESS

1. Minor Subdivision Plat of Smyrna Baptist Church for property located at 4651 Nashville Highway, Chapel Hill, TN (PPIN #026, 044.00)

Various members were present to discuss the plans, to include owners, engineer and potential owners. After discussion, a motion was made to approve the site plan contingent upon:

- a. Remove parcel line representing the Town and County limits. The entire parcel is inside the Town limits.
- b. Easement to be recorded with the Marshall County Register of Deeds for the ingress/egress easements to be located on Smyrna Baptist Church and First Commerce Bank properties.
- c. Add a note on the final plat referencing the easements on record at the Marshall County Register of Deeds Office prior to recording of plat.

Motion to Approve Conditionally: Hawken King

Seconded By: Marisa Cali

Motion Passed: 5 – 0

2. McDonald's Site Plan and Design Review of proposed site to be located at 4651 Nashville Highway, Chapel Hill, TN (PPIN #026, 044.00)

After discussion, a motion was made to approve the site plan and design review contingent upon:

- a. Perform and provide the Town with hydraulic calculations to ensure that the demand and pump head are compatible with the existing sewer force main at the connection site.
- b. Final TDOT approval letter to be acquired and copy to be provided to Town Hall.
- c. Ingress/egress easements and maintenance agreement to be provided for Town Attorney's review prior to the recording of the document.
- d. Compliance with all requirements of the Minor Subdivision Plat of Smyrna Baptist Church as stated above.

Further discussion continued regarding the underground electrical utility.

Motion to Conditionally Approve: Joe Sedlak

Seconded By: Hawken King

Motion Passed: 5 – 0

DISCUSSION

Items that were discussed included:

- a. Ellington Subdivision Final Plat was submitted and withdrawn by developer. Resubmittal will occur once State approvals have been acquired.
- b. Spring Creek Bond expiration – a letter will be sent to developer.
- c. Items discussed for further review and update:
 - a. Bond types to be accepted.
 - b. Capacity/Tap fees.
 - c. Sprinkler requirements for commercial buildings.
 - d. Special exception terms in Zoning Ordinance.


CLOSING REMARKS

- Temporary water service policy for a set timeframe (apx. 7-10 days) for a set fee/# of gallons to be researched and presented to the Board of Mayor and Aldermen for consideration.

ADJOURNMENT

Motion to Approve: Hawken King
Seconded By: Harley Ezell
Motion Passed: 5 – 0

Meeting ended at 6:52 p.m.



Isaac Zimmerle, Chairman



Amy Davis, Town Recorder

