
**MINUTES OF THE REGULAR MEETING
KIMBALL TENNESSEE PLANNING COMMISSION
TUESDAY, JANUARY 17, 2017**

A regular meeting of the Kimball Municipal Planning Commission was held on Tuesday, January 17, 2017 at 6:00 p.m. in the Meeting Room of Town Hall, 675 Main Street, Kimball, Tennessee. Those members present were: Mayor Rex Pesnell, Chairman Mark O'Leary, Vice-Chairman Jerry Don Case, Margaret King, Jay Totton, Lamarr Manis and Jerry Don Kennemore. Others present were Jack & Dorothy Standley, Jeffrey & Betty Reason, Winfred Haggard, Taylor & Hope Case, Debbie Haggard, Surveyor Sam Clemons, Kyle Holland, Attorney William L. Gouger, Planner Chad Reese, Earl Geary, Jr., Building Inspector and Sharon Case.

Chairman Mark O'Leary called the meeting to order at 6:00 p.m.

APPROVAL OF MINUTES

On a motion by Jerry Don Kennemore, seconded by Lamarr Manis the minutes of the regular meeting held on Tuesday November 15, 2016 were approved. This motion passed unanimously on a board vote.

NEW BUSINESS

- **Marion Farms, Phase 2 – Preliminary Plat**
Jay Totton made a motion to accept this plat as presented, seconded by Jerry Don Case. This motion passed unanimously on a board vote.

- **Rezoning Request – 121 Haggard Lane – Rezone entire Parcel to R-2**
Mr. Pollock with Mending & Investing Homes, LLC was not at the meeting, therefore Mayor Pesnell made a motion to postpone, seconded by Jerry Don Kennemore. This motion passed unanimously on a board vote.

- **Mobile Home Parks – Determining Whether or Not RV's Should be Allowed Discussion – Earl Geary**
Jay Totton made a motion Mr. Geary put all mobile home parks on notice, no RV's allowed in mobile home parks, seconded by Lamar Manis. This motion passed unanimously on a board vote.

OLD BUSINESS

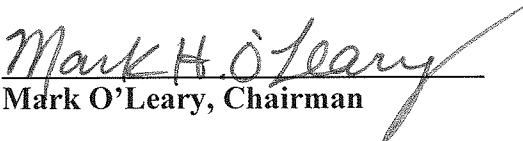
- **Subdivision Regulations Proposed Amendments**
Planner Reese discussed the changes he had made and asked everyone to take the amendments home to look over. Attorney Gouger thanked Mr. Reese for all the work he had done.

ANY OTHER PROPERLY PRESENTED NEW BUSINESS

- Mr. Geary would like to see something on Tiny Homes on the next agenda

ADJOURNMENT

As there was nothing further to come before the board, motion was made by Lamarr Manis to adjourn, seconded by Vice-Chairman, Jerry Don Case. The motion passed unanimously on a board vote.



Mark O'Leary, Chairman

02-21-2017
Date

**MINUTES OF THE REGULAR MEETING
KIMBALL TENNESSEE PLANNING COMMISSION
TUESDAY, FEBRUARY 21, 2017**

A regular meeting of the Kimball Municipal Planning Commission was held on Tuesday, February 21, 2017 at 6:00 p.m. in the Meeting Room of Town Hall, 675 Main Street, Kimball, Tennessee. Those members present were: Mayor Rex Pesnell, Chairman Mark O'Leary, Vice-Chairman Jerry Don Case, Jay Totton, Lamarr Manis and Jerry Don Kennemore. Others present were Jeffrey & Betty Reason, Winfred Haggard, Surveyor Sam Clemons, Kyle Holland, Attorney William L. Gouger, Planner Chad Reese, Earl Geary, Jr., Building Inspector and Sharon Case.

Chairman Mark O'Leary called the meeting to order at 6:00 p.m.

APPROVAL OF MINUTES

On a motion by Lamarr Manis, seconded by Jerry Don Kennemore the minutes of the regular meeting held on Tuesday January 17, 2017 were approved. This motion passed unanimously on a board vote.

OLD BUSINESS

- **Rezoning Request – 121 Haggard Lane – Rezone entire Parcel to R-2**
Jerry Don Kennemore made a motion to dismiss, seconded by Jay Totton. This motion passed unanimously on a board vote.

- **Subdivision Regulations Proposed Amendments**
This item was for discussion only.

NEW BUSINESS

- **Marion Farms, Phase 2 – Final Plat**
Jay Totton made a motion to table due to lack of signatures, seconded by Lamarr Manis. This motion passed unanimously on a board vote.

- **Discussion on Minimum Square Footage Requirements for Residential Structures**
Planner Reese recommended this matter be handled by an amendment to the zoning ordinance. Lamarr Manis made a motion to recommend an ordinance setting minimum square footage requirements for residential structures to the Board of Mayor and Alderman, seconded by Jay Totton. This motion passed unanimously on a board vote.

ANY OTHER PROPERLY PRESENTED NEW BUSINESS

- Planner Reese informed the board of recent calls he had received concerning questions involving the town.

ADJOURNMENT

As there was nothing further to come before the board, motion was made by Jay Totton to adjourn, seconded by Lamarr Manis. The motion passed unanimously on a board vote.

Mark H. O'Leary
Mark O'Leary, Chairman

03-21-2017
Date

**MINUTES OF THE REGULAR MEETING
KIMBALL TENNESSEE PLANNING COMMISSION
TUESDAY, MARCH 21, 2017**

A regular meeting of the Kimball Municipal Planning Commission was held on Tuesday, March 21, 2017 at 6:00 p.m. in the Meeting Room of Town Hall, 675 Main Street, Kimball, Tennessee. Those members present were: Mayor Rex Pesnell, Margaret King, Lamarr Manis and Jerry Don Kennemore. Others present were Sam Clemons, Surveyor, Kyle Holland, Attorney William L. Gouger, Earl Geary, Jr., Building Inspector and Sharon Case.

Mayor Rex Pesnell called the meeting to order at 6:00 p.m. With both the Chairman and Vice-Chairman not present at this time Jerry Don Kennemore made a motion to appoint Mayor Pesnell Interim Chairman, seconded by Lamarr Manis. This motion passed unanimously on a board vote.

APPROVAL OF MINUTES

On a motion by Jerry Don Kennemore, seconded by Lamarr Manis the minutes of the regular meeting held on Tuesday February 21, 2017 were approved. This motion passed unanimously on a board vote.

OLD BUSINESS

- Discussion – Subdivision Regulations Proposed Amendments Postponed
- Marion Farms, Phase 2 – Final Plat (*Tabled at February 2017 Meeting*)
This was tabled at the February meeting due to lack of signatures. With all signatures in place Lamarr Manis made a motion to approve this plat, seconded by Jerry Don Kennemore. This motion passed unanimously on a board vote.

NEW BUSINESS

- Zoning Ordinance Amendment – Setting Minimum Square Footage Requirements for Residential Structures in the R-1 and R-2 Zoning Districts.
Lamarr Manis made a motion to recommend this ordinance amendment to the Mayor and Board of Aldermen, seconded by Jerry Don Kennemore. This motion passed unanimously on a board vote.

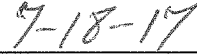
Chairman O'Leary arrived at this time and asked for a motion to adjourn.

ADJOURNMENT

As there was nothing further to come before the board, motion was made by Lamarr Manis to adjourn, seconded by Jerry Don Kennemore. The motion passed unanimously on a board vote.



Rex Pesnell, Chairman pro tem



Date

**MINUTES OF THE REGULAR MEETING
KIMBALL TENNESSEE PLANNING COMMISSION
TUESDAY, JULY 18, 2017**

A regular meeting of the Kimball Municipal Planning Commission was held on Tuesday, July 18, 2017 at 6:00 p.m. in the Meeting Room of Town Hall, 675 Main Street, Kimball, Tennessee. Those members present were: Chairman Mark O'Leary, Vice-Chairman Jerry Don Case, Mayor Rex Pesnell, Margaret King, Lamarr Manis and Jerry Don Kennemore. Others present were Joy Henderson Jackson, Kevin Morrow, Chip Howorth with Stone & Howorth, Kenneth Case, Attorney William L. Gouger and Sharon Case.

Chairman O'Leary called the meeting to order at 6:00 p.m.

APPROVAL OF MINUTES

On a motion by Mayor Pesnell, seconded by Lamarr Manis the minutes of the regular meeting held on Tuesday March 21, 2017 were approved. This motion passed unanimously on a board vote.

OLD BUSINESS

- None

NEW BUSINESS

- **Advance Financial – Site Plan**
Chip Howorth presented the site plan for Advance Financial. He requested they be allowed to do a privacy fence instead of the required buffer. After discussion and with the adjoining property owner, Kenneth Case being present and in agreement, it was decided to allow the privacy fence in exchange for a sidewalk. Jerry Don Kennemore made a motion to approve the site plan with at least a six foot in height privacy fence in place that satisfies the adjoining property owners and a sidewalk the entire length of the property that meets TDOT requirements, seconded by Jay Totton. This motion passed unanimously on a board vote.

- **Joy Henderson Jackson – Henderson Dr. – Request to subdivide on Private Road**
There was no action taken on this request. This was on a private road and was not permittable.

ADJOURNMENT

As there was nothing further to come before the board, motion was made by Lamarr Manis to adjourn, seconded by Jerry Don Case. The motion passed unanimously on a board vote.


Mark O'Leary, Chairman

06-19-2018
Date