

TOWN OF KIMBALL, TENNESSEE

Record of Minutes of Municipal Planning Commission

Date January 19, 2010

A regular meeting of the Kimball Municipal Planning Commission was held on Tuesday, January 19, 2010 at 6:00 p.m. in the Conference Room of Town Hall, 675 Main Street, Kimball, Tennessee. Those members present were: Mayor David Jackson, Chairman Mark O'Leary, Joyce Tate, Jay Totton, Jerry Don Case and Dean Pesnell. Others present were Attorney William Gouger, Planner Bently Thomas, Earl Geary, Jr., Building Inspector and Sharon Case.

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

APPROVAL OF MINUTES

On a motion by Mayor Jackson, seconded by Joyce Tate the minutes of the regular meeting Tuesday, November 17, 2009 were approved unanimously on a board vote.

OLD BUSINESS

- Mayor Jackson stated the sewer project is officially finished and the Town will be applying for another grant to extend this service to other residents. Representatives with the Southeast Tennessee Development District have been in the area doing a survey for this grant application and have been well accepted.
- The park concession stand is near completion.

NEW BUSINESS

Staff Activity Report

- Mr. Thomas gave a report of what he had been involved with since the last Planning Commission meeting. He has prepared various maps, taken phone calls concerning planning issues and prepared the training certificates.

Urban Growth Plan Discussion

- It had been discussed last year to possibly include the mountain top property above Kimball in our growth plan. Thunder Thornton Enterprises has purchased property in this area and might possibly develop it later. The town does not want to annex this property. The reason the town wants to put this property in the growth plan is to create a regional planning commission so the town can have some control to protect itself when development does take place. There was a motion by Jay Totton to request the Mayor and Board of Aldermen authorize an engineering firm to establish the property boundaries to be included in the urban growth plan and study the effect development would have as to the water shed on the Town, seconded by Joyce Tate, all were in favor.

Regional Planning Commission Discussion

- To be able to control development on the property the Town is looking to include in their growth plan, the Town would need to create a regional planning commission. There would be two new members appointed from outside the city limits however; they would need to live in the urban growth plan. The first step in doing this would be to define our final urban growth boundary, then make a request for expansion to a regional planning commission. It is usually approved. You would have to give notice to the county that you are going to zone this area. It was decided there was no action needed at this time.

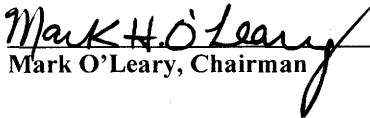
Any Other Properly Presented New Business

Mayor Jackson gave the following information:

- The county is looking at developing a regional wastewater facility.
- The work on the interchange is being held up by TVA. They are doing their own environmental and archeology study. The bridge being raised is vital to the new development in New Hope. Mayor Jackson has requested they expedite this project.

ADJOURNMENT

As there was nothing further to come before the board, motion was made by Mayor David Jackson to adjourn, seconded by Joyce Tate. The motion passed unanimously on a board vote.


Mark O'Leary, Chairman

02-16-2010
Date

TOWN OF KIMBALL, TENNESSEE

Record of Minutes of Municipal Planning Commission

Date February 16, 2010

A regular meeting of the Kimball Municipal Planning Commission was held on Tuesday, February 16, 2010 at 6:00 p.m. in the Conference Room of Town Hall, 675 Main Street, Kimball, Tennessee. Those members present were: Mayor David Jackson, Chairman Mark O'Leary, Joyce Tate, Jay Totton, and Alderman Jerry Don Case. Others present were Attorney William Gouger, Planner Bently Thomas, Earl Geary, Jr., Building Inspector, Kevin Whiteside with Thunder Thornton Enterprises, Rance Castle and Sharon Case.

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

APPROVAL OF MINUTES

On a motion by Mayor Jackson, seconded by Jay Totton the minutes of the regular meeting Tuesday, January 19, 2010 were approved unanimously on a board vote.

OLD BUSINESS

- None

NEW BUSINESS

Staff Activity Report

- Mr. Thomas researched the process of changing from a municipal planning commission to a municipal regional planning commission, provided the Town with existing urban growth boundary maps for markup and received and returned phone calls pertaining to Kimball.

Urban Growth Plan Discussion

- This item had been discussed at the January meeting. Since the meeting the Mayor and Board of Aldermen voted to hire Earth Worx to establish the property boundaries to be included in the urban growth plan and study the effect development would have as to the water shed on the Town. Mayor Jackson met with Dixie Brackett and another representative from Earth Worx on Friday February 12, 2010. Ms. Brackett plans to be at the March 16, 2010 meeting. She should have a preliminary report at this time.

Any Other Properly Presented New Business

- Mayor Jackson stated what an outstanding job Mr. Geary was doing as our building inspector.

ADJOURNMENT

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


Mark O'Leary, Chairman

03/16/2010
Date

TOWN OF KIMBALL, TENNESSEE

Record of Minutes of Municipal Planning Commission

Date March 16, 2010

A regular meeting of the Kimball Municipal Planning Commission was held on Tuesday, March 16, 2010 at 6:00 p.m. in the Conference Room of Town Hall, 675 Main Street, Kimball, Tennessee. Those members present were: Mayor David Jackson, Chairman Mark O'Leary, Joyce Tate, Jay Totton, and Alderman Jerry Don Case. Others present were Attorney William Gouger, Planner Bently Thomas, Earl Geary, Jr., Building Inspector, Lamar Manis, Martha Holland, Carl Downs and Sharon Case.

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

APPROVAL OF MINUTES

On a motion by Mayor Jackson, seconded by Jay Totton the minutes of the regular meeting Tuesday, February 16, 2010 were approved unanimously on a board vote.

OLD BUSINESS

- None

NEW BUSINESS

Staff Activity Report

- Mr. Thomas had nothing to add to his report.

Preliminary Report Jasper Mountain Study

- Dixie Brackett with Earth Worx was unable to attend the meeting. She provided Mayor Jackson with the preliminary studies which he presented to the board.

Any Other Properly Presented New Business

- Mayor Jackson informed the board of the following:
 - BZA meeting to be held on March 29, 2010 at 5:00 p.m. The items on the agenda are a box trailer at 32 Kimball Cove Road and a new sign at Gentry Chevrolet.
 - Domino's Pizza will be re-opening in their old location soon.
 - Wal-Mart is currently remodeling.

ADJOURNMENT

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


Mark O'Leary, Chairman

04-20-2010
Date

TOWN OF KIMBALL, TENNESSEE

Record of Minutes of Municipal Planning Commission

Date April 20, 2010

A regular meeting of the Kimball Municipal Planning Commission was held on Tuesday, April 20, 2010 at 6:00 p.m. in the Conference Room of Town Hall, 675 Main Street, Kimball, Tennessee. Those members present were: Mayor David Jackson, Chairman Mark O'Leary, Joyce Tate, Jay Totton, Alderman Jerry Don Case and Dean Pesnell. Others present were Attorney William Gouger, Planner Bently Thomas, Earl Geary, Jr., Building Inspector, Clarence Howard, Martha Holland and Sharon Case.

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

APPROVAL OF MINUTES

On a motion by Jay Totton, seconded by Joyce Tate the minutes of the regular meeting Tuesday, March 16, 2010 were approved unanimously on a board vote.

OLD BUSINESS

- None

NEW BUSINESS

Staff Activity Report

- Mr. Thomas had nothing to add to his report.

Final Minor Plat Karen Boeck Subdivision

- Clarence Howard, surveyor told the board that Dr. Boeck was asking to cut one lot from 1.2 acres, retaining a 20 ft. easement. They are waiting for TDEC to identify soil areas. The building they are proposing to build will be ten thousand square feet. Jay Totton made a motion to approve, seconded by Dean Pesnell. The motion passed unanimously on a board vote.

Preliminary Report Jasper Mountain Study

- This item was placed on the agenda by Planner Thomas before he spoke with Dixie Brackett with Earth Worx. It was stated that Ms. Brackett is waiting on GIS to complete her work.

Annual Performance Report

- Planner Thomas is preparing this report. It details what was done in the past year and includes projects for the upcoming year. He will have a report for the board to review before next month's meeting.

Any Other Properly Presented New Business

- Chairman O'Leary asked the board about changing the time of the meetings from 6:00 p.m. to 5:30 p.m. After some discussion it was decided to leave the meetings at 6:00 p.m.

- Mayor Jackson informed the board of the following:
 - Wished to commend Bently Thomas on receiving his master's degree.
 - The town is accepting bids for the new pavilion that will be built at the park on Industrial Blvd.
 - The TVA board of directors voted to issue the easements to the State of Tennessee for the work on the interchange.
 - Domino's Pizza re-opened on April 19th at their old location.
 - The town is amending their sign ordinance to allow two to four signs depending on the lot size. This has been approved on the first reading.
 - TWRA and the Town of Kimball will host a fishing day on June 12th at the park on Industrial Blvd.

ADJOURNMENT

As there was nothing further to come before the board, motion was made by Mayor Jackson to adjourn, seconded by Joyce Tate. The motion passed unanimously on a board vote.



Mark O'Leary, Chairman

05-18-2010
Date

TOWN OF KIMBALL, TENNESSEE

Record of Minutes of Municipal Planning Commission

Date May 18, 2010

A regular meeting of the Kimball Municipal Planning Commission was held on Tuesday, May 18, 2010 at 6:00 p.m. in the Conference Room of Town Hall, 675 Main Street, Kimball, Tennessee. Those members present were: Mayor David Jackson, Chairman Mark O'Leary, Joyce Tate, Jay Totton and Alderman Jerry Don Case. Others present were Attorney William Gouger, Planner Bently Thomas, Earl Geary, Jr., Building Inspector and Sharon Case.

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

APPROVAL OF MINUTES

On a motion by Mayor Jackson, seconded by Jay Totton the minutes of the regular meeting Tuesday, April 20, 2010 were approved unanimously on a board vote.

OLD BUSINESS

Annual Performance Report

- Planner Thomas prepared this report detailing what was done in the past year and projects for the upcoming year. Alderman Case made a motion to approve the Annual Performance Report, seconded by Joyce Tate. The motion passed unanimously on a board vote.

NEW BUSINESS

Staff Activity Report

- Mr. Thomas had nothing to add to his report.

Recreation Plan Inventory

- Planner Thomas recently visited our two parks. He then used the information to prepare our recreation plan inventory. He plans to attend the park board meeting on June 10, 2010 to see what their plans for the developing of additional lands are.

Any Other Properly Presented New Business

- Mayor Jackson informed the board of the following:
 - Debbie and Sharon will be working with Daniel Carter to enhance the wetlands.
 - There are plans to pave the parking lot and cut in two ball fields at the park on Industrial Blvd.
 - TWRA and the Town of Kimball will host a fishing day on June 12th at the park on Industrial Blvd.
 - Preliminary plans were received May 18th for the New Hampton Inn.
 - There will be a county wide meeting on June 4th at 1:30. Commissioner Matt Kisber with the Tennessee Department of Economic and Community Development and Senator Andy Berke will be here on this day. The meeting will be held in the Kimball Municipal Building.

- The town is applying for a \$100,000 energy grant.
- Attorney Gouger informed the board that John Thorton with Thunder Enterprises had met with John Graham, Road Superintendent concerning the road they plan to build. This road will be used to access the land they plan to develop on Kimball Mountain.

ADJOURNMENT

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



Mark O'Leary, Chairman

6.15.10

Date

TOWN OF KIMBALL, TENNESSEE

Record of Minutes of Municipal Planning Commission

Date June 15, 2010

A regular meeting of the Kimball Municipal Planning Commission was held on Tuesday, June 15, 2010 at 6:00 p.m. in the Conference Room of Town Hall, 675 Main Street, Kimball, Tennessee. Those members present were: Mayor David Jackson, Jay Totton, Alderman Jerry Don Case and Dean Pesnell. Others present were Attorney William Gouger, Planner Bently Thomas, Earl Geary, Jr., Building Inspector, Sharon Case, Mr. Crownover and the Patel's with the proposed Hampton Inn.

Mayor Jackson called the meeting to order at 6:00 p.m.

APPROVAL OF MINUTES

On a motion by Jerry Don Case, seconded by Jay Totton the minutes of the regular meeting Tuesday, May 18, 2010 were approved unanimously on a board vote.

OLD BUSINESS

None

NEW BUSINESS

Staff Activity Report

- Mr. Thomas stated he had met with Earthworxs, LLC to discuss the Jasper Mountain Study and met with Attorney Gouger to discuss the Hampton Inn Site Plan. He had nothing to add to his report.

Hampton Inn Site Plan

- Mr. Crownover with the Hampton Inn Project presented a proposed site plan. The board made some recommendations that will need to be addressed before the site plan can be approved.

Chattanooga State

- Attorney Gouger received a phone call from the Chattanooga State representatives. They were somewhat surprised by the amount of technical requirements in Kimball's Site Plan Provision. They have a proposed site plan however; it only shows the boundary lines with the buildings. Attorney Gouger will contact Heidi and let her know standard site plan provisions apply.

ANY OTHER PROPERLY PRESENTED NEW BUSINESS

None

ADJOURNMENT

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


Mark O'Leary, Chairman

10-19-2010
Date

TOWN OF KIMBALL, TENNESSEE

Record of Minutes of Municipal Planning Commission

Date October 19, 2010

A regular meeting of the Kimball Municipal Planning Commission was held on Tuesday, October 19, 2010 at 6:00 p.m. in the Conference Room of Town Hall, 675 Main Street, Kimball, Tennessee. Those members present were: Mayor David Jackson, Chairman Mark O'Leary, Alderman Jerry Don Case, Joyce Tate and Dean Pesnell. Others present were Attorney William Gouger, Planner Bently Thomas, Earl Geary, Jr., Building Inspector, Sharon Case, Mr. Crownover and the Patel's with the proposed Hampton Inn.

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

APPROVAL OF MINUTES

On a motion by Jerry Don Case, seconded by Dean Pesnell the minutes of the regular meeting held on Tuesday, June 15, 2010 were approved unanimously on a board vote.

OLD BUSINESS

None

NEW BUSINESS

Staff Activity Report

- Mr. Thomas had nothing to add to his activity report.

Best Value Final Plat

- Mr. Crownover with the Hampton Inn Project presented a Best Value Final Plat. The board made some recommendations that will need to be addressed before the plat can be approved.

ANY OTHER PROPERLY PRESENTED NEW BUSINESS

None

ADJOURNMENT

As there was nothing further to come before the board, motion was made by Mayor Jackson to adjourn, seconded by Joyce Tate. The motion passed unanimously on a board vote.


Mark O'Leary, Chairman

11-16-2010
Date

TOWN OF KIMBALL, TENNESSEE

Record of Minutes of Municipal Planning Commission

Date November 16, 2010

A regular meeting of the Kimball Municipal Planning Commission was held on Tuesday, November 16, 2010 at 6:00 p.m. in the Conference Room of Town Hall, 675 Main Street, Kimball, Tennessee. Those members present were: Mayor David Jackson, Chairman Mark O'Leary, Alderman Jerry Don Case, and Joyce Tate. Others present were Attorney William Gouger, Planner Bently Thomas, Earl Geary, Jr., Building Inspector, Sharon Case, and the Patel's with the proposed Hampton Inn.

Chairman O'Leary called the meeting to order at 6:20 p.m.

APPROVAL OF MINUTES

On a motion by Joyce Tate, seconded by Mayor Jackson the minutes of the regular meeting held on Tuesday, October 19, 2010 were approved unanimously on a board vote.

OLD BUSINESS

Best Value Final Plat

- Planner Thomas recommended the plat for approval once the variances were approved and signatures were obtained on the final plat. Attorney Gouger stated that the planning commission has the authority to grant subdivision regulation variances. Mayor Jackson made a motion to approve the final plat contingent upon signatures being obtained and to also include the variances Planner Thomas referred to, seconded by Joyce Tate. The motion passed unanimously on a board vote.

Hampton Inn Site Plan

- After some discussion Mayor Jackson made a motion to approve the site plan providing the engineered wall drawings requested by the building inspector are supplied, seconded by Joyce Tate. The motion passed unanimously on a board vote.

NEW BUSINESS

Staff Activity Report

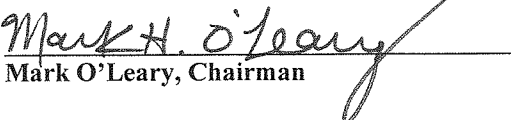
- Mr. Thomas had nothing to add to his activity report.

Any Other Properly Presented New Business

- None

ADJOURNMENT

As there was nothing further to come before the board, motion was made by Joyce Tate to adjourn, seconded by Mayor Jackson. The motion passed unanimously on a board vote.


Mark O'Leary, Chairman

02-15-2011
Date