
**MINUTES OF THE REGULAR MEETING
KIMBALL TENNESSEE PLANNING COMMISSION
TUESDAY, FEBRUARY 21, 2012**

A regular meeting of the Kimball Municipal Planning Commission was held on Tuesday, February 21, 2012 at 6:00 p.m. in the Meeting Room of Town Hall, 675 Main Street, Kimball, Tennessee. Those members present were: Mayor Jackson, Chairman Mark O'Leary, Joyce Tate, Alderman Jerry Don Case, Dean Pesnell and Rance Castle. Others present were Bobby and Chad Gravitt, Planner Chad Reese, Earl Geary, Jr., Building Inspector and Sharon Case.

Chairman O'Leary called the meeting to order at 6:00p.m. He welcomed Rance Castle back to the board. Mr. Castle had previously served on the board when he was an alderman for the town.

APPROVAL OF MINUTES

On a motion by Joyce Tate, seconded by Mayor Jackson the minutes of the regular meeting held on Tuesday, December 20, 2011 were approved unanimously on a board vote.

OLD BUSINESS

- NONE

NEW BUSINESS

Rezoning Request – Citizens Tri-County Bank – 132A A 027.26 and 132A A 027.25 C-2 to R-1

- The purpose for the rezoning request is the bank has buyers for these two lots if they are rezoned to R-1 allowing homes to be built on these lots. Chairman O'Leary stated he will abstain considering Citizens Tri-County Bank is his employer. There was a motion by Dean Pesnell to rezone lots 132A A 27.26 and 132A A

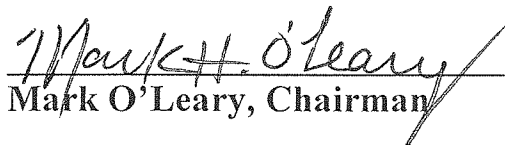
027.25 to R-1 seconded by Mayor Jackson. The motion passed unanimously with the exception of Chairman O'Leary who abstained.

Any Other Properly Presented Business

- There is a Clean Energy Grant the town hopes to apply for to help with lighting of the baseball fields on Industrial Blvd.
- Election of Officers will take place at the next meeting
- The updated zoning map will need to be adopted
- The sewer pump should be repaired next week
- The construction at the Interstate should be completed by September 2012

ADJOURNMENT

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



Mark O'Leary, Chairman

04-17-2012
Date

MINUTES OF THE REGULAR MEETING
KIMBALL TENNESSEE PLANNING COMMISSION
TUESDAY, APRIL 17, 2012

A regular meeting of the Kimball Municipal Planning Commission was held on Tuesday, April 17, 2012 at 6:00 p.m. in the Meeting Room of Town Hall, 675 Main Street, Kimball, Tennessee. Those members present were: Mayor Jackson, Chairman Mark O'Leary, Joyce Tate, Alderman Jerry Don Case, Jay Totton, Dean Pesnell and Rance Castle. Others present were Adam Driver with A.D. Engineering Services, Inc., Daniel Oakley with Hefferlin +Kronenberg Architects, PLLC, Hiten Patel and Peter Patel with Vision Hospitality Group, County Mayor, John Graham, a small group of Sewanee students, Shelby Jordan, Planner Chad Reese, Earl Geary, Jr., Building Inspector and Sharon Case.

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

APPROVAL OF MINUTES

On a motion by Jay Totton, seconded by Joyce Tate the minutes of the regular meeting held on Tuesday, February 21, 2012 were approved unanimously on a board vote.

OLD BUSINESS

- There were two lots approved at the February 21, 2012 meeting. Actually the only lot rezoned was lot 25.

NEW BUSINESS

Marion County Regional Institute of Technical Excellence (Phase 1) - Site Plan

- Adam Driver with A.D. Engineering Services, Inc. and Daniel Oakley with Hefferlin + Kronenberg Architects presented the site plan for the commission's review. There was a motion to approve

Phase 1 Site Plan by Jay Totton, seconded by Mayor Jackson.

This motion passed unanimously on a board vote.

Hampton Inn – Site Plan

- This site plan had previously been approved however there have been changes made to the original site plan that need approval. Hiten Patel and Peter Patel with Vision Hospitality Group was in attendance to answer any questions the commission might have. Jay Totton made a motion to accept this site plan with the contingency if they do not get the easement that they are anticipating getting this comes back with their site plan or it can ingress or egress into that facility. This motion was seconded by Dean Pesnell. Attorney Gouger asked if there was some discussion when the original site plan was approved if the easement received from TVA was the only access in or out that the original approval was for a right turn only when exiting onto Hwy 72. This was to eliminate the crossing of five lanes of traffic. Mr. Patel stated there would be a sign saying one way only. There will also be a sign saying right turn only when exiting. Attorney Gouger stated Mr. Geary would not be comfortable issuing a building permit without an easement approval from TVA. The motel pump station is going to be moved prior to the motel being built. They were hoping to get started with this project. Attorney Gouger and Building Inspector Geary agreed that before any work whatsoever there would need to be a site plan approval. Mayor Jackson suggested there be two permits issued. One permit to move the pump station and one permit to do the dirt work. Mr. Geary agreed with Mayor Jackson. Planner Reese asked if all parties concerned felt comfortable with approving this site plan contingent upon the easement approval from TVA. Attorney Gouger recommended the motion include the following therefore Mr. Totton amended his motion to include; if the easement is not approved then everything will go back to the original site plan which has prior approval. To approve this site plan contingent upon their acquisition of the additional easement. If they are unsuccessful in doing that the alternative is approving the one that is already approved. Chairman O'Leary asked for a roll call vote with all voting yes.

Election of Planning Commission Officers

- Chairman O'Leary made a motion to elect Jay Totton chairman, seconded by Jerry Don Case. Rance Castle made a motion to elect

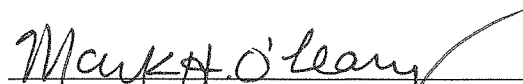
Mark O'Leary chairman, seconded by Dean Pesnell. After some discussion the prior motions were withdrawn. Mr. Castle then made a motion for Chairman Mark O'Leary to continue, seconded by Jay Totton. This motion passed unanimously on a board vote. Rance Castle made a motion for Mayor Jackson to continue as vice-chairman, seconded by Jay Totton. This motion passed unanimously on a board vote. Mayor Jackson made a motion for Joyce Tate to continue as secretary, seconded by Jerry Don Case. This motion passed unanimously on a board vote.

Any Other Properly Presented Business

- Mayor Jackson has requested Sharon order signs to be posted on property that is to be rezoned.
- Mayor Jackson talked with Scot Medlin, project manager with TDOT concerning the construction of the new exit ramps. They are in the completion mode. They hope to have the West bound exit ramp open by the Cornbread Festival.
- The town is working with TVA to get a boat dock at the park.
- Mr. Geary notified the board he would not be at the May 15th meeting due to being at FEMA School to become certified.
- Chad Reese informed the board about a grant available that could possibly help fund the additional lighting for the ball fields at the park and also help with funding the boat ramp. Kimball is one of the very few benchmark communities which means they will receive an additional 10 points. Mr. Reese will be writing this grant for the town if they decide to move forward with this grant.

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

07-17-2012
Date

MINUTES OF THE REGULAR MEETING
KIMBALL TENNESSEE PLANNING COMMISSION
TUESDAY, JULY 17, 2012

A regular meeting of the Kimball Municipal Planning Commission was held on Tuesday, July 17, 2012 at 6:00 p.m. in the Meeting Room of Town Hall, 675 Main Street, Kimball, Tennessee. Those members present were: Mayor Jackson, Chairman Mark O'Leary, Joyce Tate, Alderman Jerry Don Case, Dean Pesnell and Rance Castle. Others present were Clarence Howard, B & H Surveying, Planner Chad Reese, Attorney Gouger, Earl Geary, Jr., Building Inspector and Sharon Case.

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

APPROVAL OF MINUTES

On a motion by Dean Pesnell, seconded by Rance Castle the minutes of the regular meeting held on Tuesday, April 17, 2012 were approved unanimously on a board vote.

OLD BUSINESS

- Building Inspector Earl Geary has been contacted by Ms. Nanetta Taylor concerning mixed use zoning. Mayor Jackson will check the minutes from the June 2011 monthly board meeting before Mr. Geary contacts her.

NEW BUSINESS

Lofty Hill Estates Subdivision – Final Plat

- Clarence Howard, Surveyor presented this plat. There was a motion by Mayor Jackson to give tentative approval subject to the signatures having been recorded from the health department and signed by our secretary, after the signature required is obtained and subject to lots three, four and five being approved for a septic system. Joyce Tate seconded the motion. Chairman

O'Leary asked for a roll call vote. The motion passed unanimously.

Public Chapter 1023 – Requirement for Planning Commissioners to File a Statement of Disclosure of Interests with the TN Ethics Commission

- Planner Reese informed the board of this act to amend Tennessee Code Annotated, Title 8, Chapter 50, Part 5, relative to disclosure statements for certain persons. Section 1. Tennessee Code Annotated, Section 8-50-501 (a), is amended by adding the following subdivisions thereto:

(20) Members of any local planning commission;

(21) Members of any regional planning commission;

Mr. Reese provided the commissioners the necessary paperwork to properly file the disclosure.

Any Other Properly Presented Business

- Planner Chad Reese informed the commissioners that on June 29th he submitted a LPRF grant. This is a local parks and recreations fund grant through the Tennessee Department of Environmental Conservation. This grant is to help finish lighting the softball fields and the installation of a boat ramp. He hopes to know something this fall as to whether or not Kimball receives this grant. He is requesting \$250,000.00 in assistance. This will be matched through a combination from the general fund, possibly a grant through TWRA and through a land match.
- A public hearing is being held next door tonight concerning a scenic by-way corridor. This plan is about trying to attract tourism to the area.

ADJOURNMENT

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

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

08/21/12
Date