
**MINUTES OF THE REGULAR MEETING
KIMBALL TENNESSEE PLANNING COMMISSION
TUESDAY, APRIL 21, 2015**

A regular meeting of the Kimball Municipal Planning Commission was held on Tuesday, April 21, 2015 at 6:00 p.m. in the Meeting Room of Town Hall, 675 Main Street, Kimball, Tennessee. Those members present were: Mayor Rex Pesnell, Vice Chairman Jerry Don Case, Margaret King, Dean Pesnell and Lamarr Manis. Others present were Josh Watts, Jack Keef, Jeff Keef, Todd Smith, David Wayne, Samantha Elliott, SETDD Staff, Attorney Gouger, Earl Geary, Jr., Building Inspector and Sharon Case.

Vice Chairman Case called the meeting to order at 6:00 p.m.

APPROVAL OF MINUTES

On a motion by Dean Pesnell, seconded by Lamarr Manis the minutes of the regular meeting held on Tuesday, October 21, 2014 were approved. This motion passed unanimously on a board vote.

OLD BUSINESS

- None

NEW BUSINESS

Josh Watts – Review of Proposed Self-Storage Mini-Warehouses in C-2 Zone currently not an allowed use – This is a request to modify the zoning ordinance to allow Mini Self-Storage Warehouses in a C-2 Zone

- **Mr. Watts is hoping to purchase property in the C-2 Zone and build mini self-storage warehouses on the property. This is not an allowed use in the C-2 Zone at the present time. He is asking the planning commission to consider amending the zoning ordinance to allow this use in the C-2 Zone. After much discussion it was decided these mini warehouses should be allowed in one of the existing zones. Dean Pesnell made a motion that we all get together (all being the BZA, planning commission, mayor and board of aldermen) and look at the C-3 and make a decision. Lamarr Manis seconded this motion and all were in favor. The planning commission will then make a recommendation to the Mayor and Board of Aldermen as to which zone these should be placed in. Mr. Watts will be notified once this decision has been made.**

Clarification of Building Setbacks – Proposed Definition

- **Earl Geary, Building Inspector for the Town of Kimball stated that he and Chad Reese have talked and the zoning ordinance is not real clear. Mr.**

Geary also mentioned fencing and structure definitions. Mr. Geary has a permit for a fence and requested permission to continue permitting fences with the same setback requirements as he has in the past until he receives clarification on the issue. Attorney Gouger stated he thought the practice had been not to require any type of setback for a fence as long as they didn't put it on someone else's property. Mayor Pesnell made a recommendation that Attorney Gouger look into other issues with the ordinance and these be addressed at the workshop. Attorney Gouger is going to get together with Earl and Chad and they will pull together all issues they are aware of. Mayor Pesnell made a motion that clarification of the setbacks be included in the workshop and the building inspector continue doing as he has been doing in the past and not go by the setback regulations referred to in the zoning ordinance with respect to fences. Lamarr Manis seconded the motion and all were in favor.

Storm Water Improvements Project Presentation – Samantha Elliott, SETDD Staff

- Ms. Elliott said in 2012 they received some funding to develop small town ordinances for storm water management. This isn't something that is required at this time however a lot of town's are going to have to start putting in these storm water plans to deal with water runoff. If this is something the town might be interested in they can let Chad know and he will provide them with the ordinances.

Any Other Properly Presented Business

- None

ADJOURNMENT

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



Jerry Don Case, Vice Chairman

5-19-2015
Date

**MINUTES OF THE REGULAR MEETING
KIMBALL TENNESSEE PLANNING COMMISSION
TUESDAY, MAY 19, 2015**

A regular meeting of the Kimball Municipal Planning Commission was held on Tuesday, May 19, 2015 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, Margaret King, Jay Totton, Dean Pesnell and Lamarr Manis. Others present were Planner Chad Reese, 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 Rex Pesnell, seconded by Dean Pesnell the minutes of the regular meeting held on Tuesday, April 21, 2015 were approved. This motion passed unanimously on a board vote.

OLD BUSINESS

- None

NEW BUSINESS

Earl Geary, Building Inspector recommended the following amendments to better define the present Zoning Ordinance and Subdivision Regulations.

Zoning Ordinance Amendment – Building Setback Definitions

- Jay Totton made a motion to refer this amendment to the Mayor and Board of Aldermen, seconded by Dean Pesnell. This motion passed unanimously on a board vote.

Subdivision Regulations Amendment – Building Setback Definitions

- Jay Totton made a motion to approve this amendment for a public hearing, seconded by Margaret King. This motion passed unanimously on a board vote.

Zoning Ordinance Amendment – Mini-Warehouse Storage in Industrial Zone

- Margaret King made a motion to refer this amendment to the Mayor and Board of Aldermen, seconded by Dean Pesnell. The motion passed on a board vote with Jay Totton abstaining.

Zoning Ordinance Amendment – Street Frontage Requirement for Residences


- Jay Totton made a motion to refer this amendment as written to the Mayor and Board of Aldermen, seconded by Dean Pesnell. This motion passed unanimously on a board vote.

Any Other Properly Presented New Business

- Planner Chad Reese informed everyone of an article in the Chattanooga Times Free Press concerning the Kimball Park.

ADJOURNMENT

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



Mark O'Leary, Chairman
VICE CHAIRMAN

6-16-2015
Date

**MINUTES OF THE REGULAR MEETING
KIMBALL TENNESSEE PLANNING COMMISSION
TUESDAY, JUNE 16, 2015**

A regular meeting of the Kimball Municipal Planning Commission was held on Tuesday, June 16, 2015 at 6:00 p.m. in the Meeting Room of Town Hall, 675 Main Street, Kimball, Tennessee. Those members present were: Mayor Rex Pesnell, Vice-Chairman Jerry Don Case, Margaret King, Dean Pesnell and Lamarr Manis. Others present were Planner Chad Reese, Earl Geary, Jr., Building Inspector and Sharon Case.

Vice-Chairman Jerry Don Case called the meeting to order at 6:00 p.m.

APPROVAL OF MINUTES

On a motion by Lamarr Manis, seconded by Dean Pesnell the minutes of the regular meeting held on Tuesday, May 19, 2015 were approved. This motion passed unanimously on a board vote.

OLD BUSINESS

- None

NEW BUSINESS

Public Hearing on Building Setback Definitions – Subdivision Regulations

- There were no comments. Lamarr Manis made a motion to close the public hearing seconded by Mayor Pesnell. This motion passed unanimously on a board vote.

Subdivision Regulations Amendment – Building Setback Definitions

- Dean Pesnell made a motion to approve the subdivision regulations amendment, seconded by Lamarr Manis. This motion passed unanimously on a board vote.

Any Other Properly Presented New Business

- None

ADJOURNMENT

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


Mark O'Leary, Chairman

Jerry Don Case, Vice Chairman


Date

KIMBALL MUNICIPAL PLANNING COMMISSION

**AGENDA
FOR THE REGULARLY SCHEDULED MEETING
Tuesday, June 16, 2015
6:00 P.M.**

Mark O'Leary, Chairman
Jerry Don Case, Vice-Chairman
Margaret King, Secretary
Rex Pesnell, Mayor

Lamarr Manis Dean Pesnell James Totton

- A. Call To Order / Determination Of A Quorum**
- B. Reading & Approval Of Previous Meeting's Minutes**
- C. Old Business**
 - 1. Any Properly Presented Old Business
- D. New Business**
 - 1. Public Hearing on Building Setback Definitions – Subdivision Regulations
 - 2. Subdivision Regulations Amendment – Building Setback Definitions
 - 3. Any Other Properly Presented New Business
- E. Hearing Of Persons Having Business Before The Planning Commission**
- F. Adjournment**

Next Scheduled Meeting: July 21, 2015

**MINUTES OF THE REGULAR MEETING
KIMBALL TENNESSEE PLANNING COMMISSION
TUESDAY, DECEMBER 15, 2015**

A regular meeting of the Kimball Municipal Planning Commission was held on Tuesday, December 15, 2015 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, Dean Pesnell and Lamarr Manis. Others present were Brian and Hunter Bradford with B&H Surveying, Attorney 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 Mayor Pesnell, seconded by Jay Totton the minutes of the regular meeting held on Tuesday, June 16, 2015 were approved. This motion passed unanimously on a board vote.

OLD BUSINESS

- None

NEW BUSINESS

Rogers' Subdivision – Preliminary Plat (7 Lots)

- After much discussion Jay Totton made a motion based on us approving a variance for an ingress/egress easement and them making adjustments throughout the proposed subdivision going to twenty-five feet versus the twenty feet then we will approve it. Vice-Chairman Case seconded the motion. Mayor Pesnell then asked if the town could request that the easement be paved. Attorney Gouger stated you can require private streets be built basically to the same standard as your city streets. If you're considering granting a variance you have even more latitude to say we will consider granting this variance if this condition is met. Mr. Totton amended his proposal to say we would like to require at least twenty four feet of pavement. Mayor Pesnell then asked if this would affect the setbacks. After discussion Mr. Totton rescinded his first motion. Mr. Totton made a motion that we approve the subdivision with variance for the ingress / egress easement being noted as an exception, that the easements throughout the subdivision be increased from twenty feet to twenty-five feet and that we would suggest to Mr. Rogers and would strongly ask him to pave twenty feet of that easement for the purpose of people having access to their properties. Vice-Chairman Case seconded the motion. Building Inspector, Earl Geary said as was done on South Kingsberry, since the setbacks are so tight in these

small properties he is going to require a Tennessee licensed surveyor to set the corners due to the size of the lots. Attorney Gouger did have one clarification, not the motion itself, instead of all easements he would suggest it be the ingress / egress easements because Mr. Roger's is also showing some utility easements that are going to be utilities only so those don't need to be twenty-five feet. The motion passed unanimously on a board vote.

Reminder to Submit Ethics Forms to the TN Ethics Commission by January 31st

- Planner Chad Reese reminded everyone to submit their ethics form.

Any Other Properly Presented New Business

- Dean Pesnell asked the board to accept his resignation. Chairman O'Leary thanked him for his service to the town by serving on the Planning Commission as well as the BZA.

ADJOURNMENT

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


Mark O'Leary, Chairman

01-19-2016
Date