
**MINUTES OF THE REGULAR MEETING
KIMBALL TENNESSEE PLANNING COMMISSION
TUESDAY, JANUARY 19, 2016**

A regular meeting of the Kimball Municipal Planning Commission was held on Tuesday, January 19, 2016 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 Brian and Hunter Bradford with B&H Surveying, Johnny and Angie Rogers, James and Theresa Miller, Leon Bailey, Jane Pesnell, County Mayor David Jackson, Attorney William L. Gouger, Jr., 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. and welcomed Jerry Don Kennemore to the planning commission. He also expressed thanks for the time Dean Pesnell had served on the planning commission as well as the BZA.

APPROVAL OF MINUTES

On a motion by Jay Totton, seconded by Lamarr Manis the minutes of the regular meeting held on Tuesday, December 15, 2015 were approved. This motion passed unanimously on a board vote.

OLD BUSINESS

- None

NEW BUSINESS

Rogers' Subdivision – Preliminary Plat (5 Lots)

- After discussion Jay Totton made a motion to accept the plat as submitted. Vice-Chairman Case seconded the motion. The motion passed unanimously on a board vote.

Rezoning Request – Old Dixie Highway

- Owner James Holtcamp and developer James Kyle Holland were requesting that Tax Map 133 Parcel 103.03 be rezoned from C-2 Highway Business District to R-2 High Density Residential. After some discussion including comments from adjoining property owners, Jay Totton made a motion to recommend to the Mayor and Board of Aldermen the rezoning of Tax Map 133 Parcels 103.01, 103.02 and 103.03 from C-2 Highway Business District to R-2 High Density Residential. Jerry Don Kennemore seconded the motion. 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

- Jay Totton asked Planner Chad Reese about a townhouse ordinance.
- Lamarr Manis asked for clarification on the sign ordinance as to the display of banners.

ADJOURNMENT

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



Mark O'Leary, Chairman

02/16/2016
Date

**MINUTES OF THE REGULAR MEETING
KIMBALL TENNESSEE PLANNING COMMISSION
TUESDAY, FEBRUARY 16, 2016**

A regular meeting of the Kimball Municipal Planning Commission was held on Tuesday, February 16, 2016 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, Lamarr Manis and Jerry Don Kennemore. Others present were Brian and Hunter Bradford with B&H Surveying, Johnny Rogers, Donnie and Angela Wiggins, Donnie Wiggins III, Megan Meeks, James Long, Attorney William L. Gouger, Jr., 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 Rex Pesnell, seconded by Jerry Don Kennemore the minutes of the regular meeting held on Tuesday, January 19, 2016 were approved. This motion passed unanimously on a board vote.

OLD BUSINESS

- None

NEW BUSINESS

Rogers' Subdivision – Final Plat

- After discussion Jay Totton made a motion to approve the final plat contingent upon the bond being in place for sewer and the additional signatures on the plat being obtained. Lamar Manis seconded the motion. The motion passed unanimously on a board vote.

Donnie Wiggins – Leasing 25 Kimball Lane

- Mr. Wiggins had leased the property at 25 Kimball Lane from Jim Long to operate a towing company with cars being stored on the property. After discussion it was questionable as to whether or not this was an allowed use in this zone. Mayor Pesnell made a motion to table this and ask Mr. Long to apply to the BZA. This motion died for lack of a second. Jay Totton made a motion to approve the request with a privacy fence at back of property with no more than four inoperable cars on property. Lamar Manis seconded the motion. After further discussion Mr. Manis rescinded his second. Mr. Totton then added that this be sent to the BZA for clarification. Mr. Manis then seconded this motion. Chairman O'Leary called for a roll call vote. Mayor Pesnell aye, Chairman O'Leary aye, Jay Totton aye, Margaret King aye, Jerry Don Kennemore aye, Lamarr Manis aye. Motion carries on a roll call vote.

Townhouse and Patio Homes

- Planner Chad Reese presented a sample Townhouse and Patio Home Ordinance for the board's review.

Any Other Properly Presented New Business


- None

ADJOURNMENT

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



Mark O'Leary, Chairman



Date

**MINUTES OF THE REGULAR MEETING
KIMBALL TENNESSEE PLANNING COMMISSION
TUESDAY, MARCH 15, 2016**

A regular meeting of the Kimball Municipal Planning Commission was held on Tuesday, March 15, 2016 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 Attorney William L. Gouger, Jr., 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, February 16, 2016 were approved. This motion passed unanimously on a board vote.

OLD BUSINESS

Townhouse and Patio Homes

- Planner Chad Reese had presented a sample Townhouse and Patio Home Ordinance for the board's review at the last meeting. He brought additional samples to the board for review. After discussion Jay Totton made a motion to table this discussion until we have someone interested in doing either a townhome or condominium type of development in the town of Kimball. Mayor Rex Pesnell seconded the motion. This motion passed unanimously on a board vote.

NEW BUSINESS

- None

ANY OTHER PROPERLY PRESENTED NEW BUSINESS

- Earl Geary stated that the Jasper Highlands office should be completed by the middle of April and was a great asset for the town.
- Chad Reese told the board that it was in our bylaws to elect officers every year and we needed to do so at this time. Lamarr Manis made the motion that the officers stay as they are, with Mark O'Leary as Chairman, Jerry Don Case as Vice-Chairman and Margaret King as Secretary. Jerry Don Kennemore seconded the motion. This motion passed unanimously on a board vote.

ADJOURNMENT

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



Mark O'Leary, Chairman

04-19-2016
Date

**MINUTES OF THE REGULAR MEETING
KIMBALL TENNESSEE PLANNING COMMISSION
TUESDAY, APRIL 19, 2016**

A regular meeting of the Kimball Municipal Planning Commission was held on Tuesday, April 19, 2016 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 Kyle Holland, Sam Clemons with Clemons Surveying, Danny Dancy with Tennessee Valley Surveying, Attorney William L. Gouger, Jr., 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 Jay Totton, seconded by Jerry Don Kennemore the minutes of the regular meeting held on Tuesday, March 15, 2016 were approved. This motion passed unanimously on a board vote.

OLD BUSINESS

None

NEW BUSINESS

- Mountain Spring Estates Subdivision – Final Plat
Jay Totton made a motion to approve the final plat, seconded by Lamarr Manis. This motion passed unanimously on a board vote.

- Rezoning Request – C-2 to R-1
Dhaval (Dave) J. Patel requested the back portion of Tax Map 132A Group B Parcel 014.00 be rezoned to R-1. Jay Totton made a motion to approve the rezoning as requested, seconded by Jerry Don Case. 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 Jerry Don Kennemore to adjourn, seconded by Lamarr Manis. The motion passed unanimously on a board vote.



Mark O'Leary, Chairman

07-19-2016
Date