
**MINUTES OF THE REGULAR MEETING
KIMBALL TENNESSEE PLANNING COMMISSION
TUESDAY, January 15, 2019**

A regular meeting of the Kimball Municipal Planning Commission was held on Tuesday, January 15, 2019 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, Mayor Rex Pesnell, Jerry Don Case, Margaret King, Jay Totton, Jerry Don Kennemore and Robina Hibbs. Others present were Sam Clemons, Building Inspector Earl Geary, Attorney William L. Gouger, Planner Chad Reese and Sharon Case.

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

APPROVAL OF MINUTES

On a motion by Jerry Don Kennemore, seconded by Jay Totton the minutes of the regular meeting held on Tuesday November 20, 2018 were approved. This motion passed unanimously on a board vote.

OLD BUSINESS

- Jay Totton inquired as to the status of the Virginia Greaves situation.

NEW BUSINESS

- Marion Farms, Phase 3 Revision – Preliminary Plat (9 New Lots/11 Total)
Replaces Preliminary Plat Approved in November 2018

Jay Totton made a motion to table this for one month and give the city planner and the city officials an opportunity to meet with TDOT and determine if there is something other than what has been requested that will solve this issue, seconded by Jerry Don Case. This motion passed unanimously on a board vote. Chairman O'Leary made a motion to recommend to the town that they take a look, a hard look at Old Dixie, with the expansion of all the new homes that have been built and the apartments that were built that road needs to be addressed seconded by Jay Totton. This motion passed unanimously on a board vote.

- Election of Officers

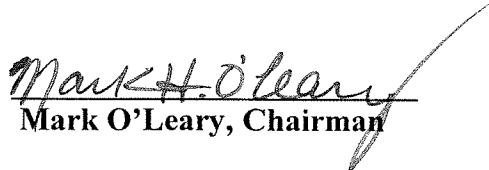
Mayor Pesnell made a motion that Mark O'Leary remain Chairman, seconded by Jay Totton. This motion passed unanimously on a board vote.

Mark O'Leary made a motion that Jerry Don Case remain as Vice-Chairman, seconded by Jerry Don Kennemore. This motion passed unanimously on a board vote.

Jerry Don Case made a motion that Margaret King remain as Secretary, seconded by Jerry Don Kennemore. 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

02-19-2019
Date

**MINUTES OF THE REGULAR MEETING
KIMBALL TENNESSEE PLANNING COMMISSION
TUESDAY, February 19, 2019**

A regular meeting of the Kimball Municipal Planning Commission was held on Tuesday, February 19, 2019 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, Mayor Rex Pesnell, Jerry Don Case, Jay Totton, Jerry Don Kennemore and Robina Hibbs. Others present were Sam Clemons, Kyle Holland, Building Inspector Earl Geary, Attorney William L. Gouger, Planner Chad Reese 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 Jerry Don Kennemore the minutes of the regular meeting held on Tuesday January 15, 2019 were approved. This motion passed unanimously on a board vote.

OLD BUSINESS

- **Marion Farms, Phase 3 Revision – Preliminary Plat (9 New Lots/11 Total)
Replaces Preliminary Plat Approved in November 2018**

Jay Totton made a motion to approve the plat as presented with and being subject to the culvert being expanded to something that will fit within the perimeters that we feel like will be appropriate for that road, seconded by Jerry Don Kennemore. This motion passed unanimously on a board vote.

- **Update on Subdivision Regulations Changes & Amendments**

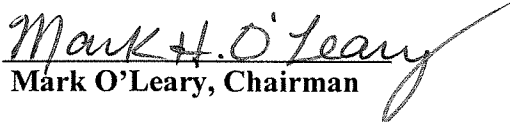
Attorney Gouger will get the surety language and other recommendations to Chad Reese so he can get these changes and amendments completed.

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 Jay Totton. The motion passed unanimously on a board vote.


Mark O'Leary, Chairman

04-16-2019
Date

**MINUTES OF THE REGULAR MEETING
KIMBALL TENNESSEE PLANNING COMMISSION
TUESDAY, April 16, 2019**

A regular meeting of the Kimball Municipal Planning Commission was held on Tuesday, April 16, 2019 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, Mayor Rex Pesnell, Jerry Don Case, Margaret King, Jay Totton, Jerry Don Kennemore and Robina Hibbs. Others present were Bedford Allison, Building Inspector Earl Geary, Attorney William L. Gouger, Planner Chad Reese and Sharon Case.

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

APPROVAL OF MINUTES

On a motion by Jerry Don Kennemore, seconded by Jay Totton the minutes of the regular meeting held on Tuesday February 19, 2019 were approved. This motion passed unanimously on a board vote.

OLD BUSINESS

- None

NEW BUSINESS

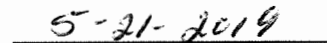
- Dixie Lee Center, Lot 1 Subdivision – Final Plat
Jerry Don Kennemore made a motion to delay or postpone it to the next meeting where we can have the preparations for the sewer and stuff present, seconded by Jay Totton. This motion passed unanimously on a board vote. Mr. Allison asked that this matter be placed on the May agenda.

ADJOURNMENT

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



Jerry Don Case, Vice-Chairman



Date

**MINUTES OF THE REGULAR MEETING
KIMBALL TENNESSEE PLANNING COMMISSION
TUESDAY, May 21, 2019**

A regular meeting of the Kimball Municipal Planning Commission was held on Tuesday, May 21, 2019 at 6:00 p.m. in the Meeting Room of Town Hall, 675 Main Street, Kimball, Tennessee. Those members present were: Mayor Rex Pesnell, Jerry Don Case, Margaret King, Jerry Don Kennemore and Robina Hibbs. Others present were Bedford Allison, Sam Clemons, Building Inspector Earl Geary, Planner Chad Reese and Sharon Case.

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

APPROVAL OF MINUTES

On a motion by Mayor Rex Pesnell, seconded by Jerry Don Kennemore the minutes of the regular meeting held on Tuesday April 16, 2019 were approved. This motion passed unanimously on a board vote.

OLD BUSINESS

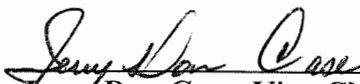
- **Dixie Lee Center, Lot 1 Subdivision – Final Plat**
Vice-Chairman Jerry Don Case made a motion to deny this until such time a surety instrument has been presented to the town and the final signatures on the plat. Jerry Don Kennemore seconded the motion. This motion passed unanimously on a board vote.

NEW BUSINESS

- **320 Nelson Lane – Request to Open Circuit Board Assembly Business**
There was no action taken on this matter. Planner Reese informed the board the owner had decided to pursue building in another community.

ADJOURNMENT

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



Jerry Don Case, Vice-Chairman

5-21-2019
Date

**MINUTES OF THE REGULAR MEETING
KIMBALL TENNESSEE PLANNING COMMISSION
TUESDAY, August 20, 2019**

A regular meeting of the Kimball Municipal Planning Commission was held on Tuesday, August 20, 2019 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, Jay Totton, Jerry Don Kennemore and Robina Hibbs. Others present were Bedford Allison, Sam Clemons, Chad Parker, Nichole Parker, Roger Haggard, Christopher Haggard, Jacqueline Haggard, Attorney Billy Gouger, Building Inspector Earl Geary and Sharon Case.

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

APPROVAL OF MINUTES

On a motion by Jerry Don Kennemore, seconded by Mayor Pesnell the minutes of the regular meeting held on Tuesday May 21, 2019 were approved. This motion passed unanimously on a board vote.

OLD BUSINESS

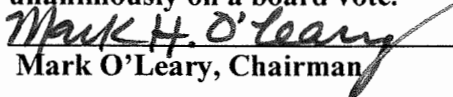
- None


NEW BUSINESS

- 2009 Main Street – Chad Parker – Request to Use for RV/Boat Storage
After discussion Jay Totton made a motion to approve, seconded by Jerry Don Case. This motion passed unanimously on a board vote.
- Dixie Lee Center, Lot 1 Subdivision – Final Plat
Jerry Don Case made a motion that we go by our attorney's recommendation and we approve this plat and we get the full \$66,645.00 paid to the town and the secretary of the planning commission does not sign the plat until all the money has been received, seconded by Jerry Don Kennemore. This motion passed unanimously on a board vote.
- Mountain Shadow Estates, Section 2 Winfred Haggard S/D – Final Plat
Jerry Don Case made a motion to approve Mountain Shadow Estates, Section 2 Subdivision Plat, seconded by Jay Totton. This motion passed unanimously on a board vote.

ADJOURNMENT

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


Mark O'Leary, Chairman


Date

**MINUTES OF THE REGULAR MEETING
KIMBALL TENNESSEE PLANNING COMMISSION
Tuesday, September 17, 2019**

A regular meeting of the Kimball Municipal Planning Commission was held on Tuesday, September 17, 2019 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 and Jerry Don Kennemore, ^{and Margaret King} Others present were ~~Attorney Billy Gouger~~, Building Inspector Earl Geary and Planner Chad Reese.

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

APPROVAL OF MINUTES

On a motion by Jerry Don Kennemore, seconded by Vice-Chairman Case the minutes of the regular meeting held on Tuesday August 20, 2019 were approved. This motion passed unanimously on a board vote.

OLD BUSINESS

- None

NEW BUSINESS

- **KFC Reconstruction at 342 Kimball Crossing – Site Plan**
This is a \$1.1 Million reconstruction project. Kimball wishes to waive the building permit fee according to Mayor Pesnell. This project could start as soon as October. They hope to be reopened late December or early January 2020. Mayor Pesnell made a motion to approve as presented with requested changes having been made to the site plan, seconded by Jerry Don Kennemore. This motion passed unanimously on a board vote.
- Any Properly Presented New Business

Chairman O'Leary announced James Totton is stepping down from the Planning Commission.

Mayor Pesnell informed the members that the bond in the amount of \$66,645 has been given to the Town for the sewer line extension for the subdivided lot on Dixie Lee Center.

Earl Geary stated Dane Bradshaw has received permission from TDOT to replace the billboard at I-24 interchange however; we do not yet have a copy of the permit.

ADJOURNMENT

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

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

11-19-2019
Date

**MINUTES OF THE REGULAR MEETING
KIMBALL TENNESSEE PLANNING COMMISSION
Tuesday, November 19, 2019**

A regular meeting of the Kimball Municipal Planning Commission was held on Tuesday, November 19, 2019 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, Robina Hibbs, Jerry Don Kennemore and Renae Keef. Others present were Daniel Carter, Rob Barnett, Michael Price, Virginia Greaves, Roger Haggard, Attorney Billy Gouger, Building Inspector Earl Geary, Planner Chad Reese and Sharon Case.

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

APPROVAL OF MINUTES

On a motion by Jerry Don Kennemore, seconded by Vice-Chairman Case the minutes of the regular meeting held on Tuesday September 17, 2019 were approved. This motion passed unanimously on a board vote.

OLD BUSINESS

- None

NEW BUSINESS


- Scenic Suds Car Wash Site Plan – Daniel Carter – I24 Highway 72
Vice-Chairman Case made a motion to approve this site plan contingent upon written approval or a permit being issued by TDOT for the access point onto Hwy 72 before a building permit can be issued, seconded by Jerry Don Kennemore. This motion passed unanimously on a board vote.
- 1030 Main Street – Virginia Greaves – Request to Board Dogs in Addition to Her Current Dog Grooming Business at this Location
Chairman O'Leary made a motion to table Ms. Greaves request until the planning commission can review proposed standards to allow the boarding of animals in the Commercial District, seconded by Vice-Chairman Case. This motion passed unanimously on a board vote.

HEARING OF PERSONS HAVING BUSINESS BEFORE THE PLANNING COMMISSION

- None

ADJOURNMENT

As there was nothing further to come before the board, motion was made by Renae Keet to adjourn, seconded by Robina Hibbs. The motion passed unanimously on a board vote.


~~Mark O'Leary, Chairman~~
Jerry Don Case Vice Chairman


Date

MINUTES OF THE REGULAR MEETING
KIMBALL TENNESSEE PLANNING COMMISSION
Tuesday, December 17, 2019

A regular meeting of the Kimball Municipal Planning Commission was held on Tuesday, December 17, 2019 at 6:00 p.m. in the Meeting Room of Town Hall, 675 Main Street, Kimball, Tennessee. Those members present were: Vice-Chairman Jerry Don Case, Mayor Rex Pesnell, Margaret King, Robina Hibbs, Jerry Don Kennemore and Renae Keef. Others present were Stan Wilson, Roger Haggard, Attorney Billy Gouger, Building Inspector Earl Geary, Planner Chad Reese and Sharon Case.

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

APPROVAL OF MINUTES

On a motion by Renae Keef, seconded by Jerry Don Kennemore the minutes of the regular meeting held on Tuesday November 19, 2019 were approved. This motion passed unanimously on a board vote.

OLD BUSINESS

- Draft Zoning Ordinance Amendment – Dog Kennels Permitted as Use on Review in the C-2 Highway Business District
This item failed due to lack of a motion.

NEW BUSINESS

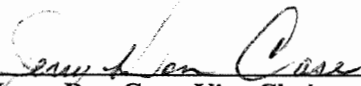
- Stan Wilson – Request to Abandon Unopened Right-of-Way off Apache Trail
Jerry Don Kennemore made a motion to recommend the adoption of an ordinance to abandon an unnamed and unopened right-of-way along Apache Trail to the Mayor and Board of Aldermen, seconded by Robina Hibbs. This motion passed unanimously on a board vote.

HEARING OF PERSONS HAVING BUSINESS BEFORE THE PLANNING COMMISSION

- None

ADJOURNMENT

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



Jerry Don Case, Vice-Chairman



Date