

TOWN OF KIMBALL, TENNESSEE

Record of Minutes of Municipal Planning Commission

Date February 15, 2011

A regular meeting of the Kimball Municipal Planning Commission was held on Tuesday, February 15, 2011 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, Dean Pesnell and Lamarr Manis. Jay Totton arrived at 6:05 p.m. 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 6:00p.m.

Mayor Jackson welcomed our newest member Lamarr Manis.

APPROVAL OF MINUTES

On a motion by Jerry Don Case, seconded by Dean Pesnell the minutes of the regular meeting held on Tuesday, October 19, 2010 were approved unanimously on a board vote.

OLD BUSINESS

Urban Growth Boundary

- After discussion there was a motion by Jay Totton to go to city fathers and ask them to increase our growth plan to include any point on John Thornton's property up on the mountain to the highest elevation then come down to each end of our current city boundaries making sure we would encompass any properties that would create a storm water runoff problem for us in the future. Dean Pesnell seconded the motion. The motion passed unanimously on a board vote.

Annual Performance Report

- Mr. Thomas had talked about doing a Park and Recreation Plan however this has already been done on the town's website. Mr. Thomas proposed putting the information from the website in book form, working on the urban growth boundary or both. The commission decided they preferred Mr. Thomas focus on the urban growth boundary.

NEW BUSINESS

Staff Activity Report

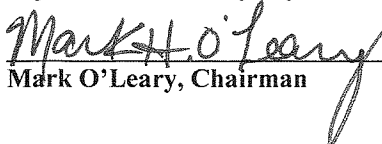
- Mr. Thomas had nothing to add to his activity report. He presented certificates to those who completed the required annual training.

Any Other Properly Presented Business

- Mayor Jackson informed every one of two upcoming events to be held at the Kimball Park. The first being Tennessee Valley Working Dog and the other being The Bass Federation 2011 National Championship.
- Mr. Geary addressed the board concerning a call he received about placing two cargo containers at 1631 Boyd Avenue. His question was should there be a stricter definition of an accessory building? After some discussion it was decided he would deny the request at the present time.

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

03-15-2011
Date

TOWN OF KIMBALL, TENNESSEE

Record of Minutes of Municipal Planning Commission

Date August 16, 2011

A regular meeting of the Kimball Municipal Planning Commission was held on Tuesday, August 16, 2011 at 6:00 p.m. in the Conference Room of Town Hall, 675 Main Street, Kimball, Tennessee. Those members present were: Mayor Jackson, Chairman Mark O'Leary, Alderman Jerry Don Case, Joyce Tate, Jay Totton and Dean Pesnell. Others present were Planner Chad Reese, Attorney William 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 Jay Totton, seconded by Joyce Tate the minutes of the regular meeting held on Tuesday, July 19, 2011 were approved unanimously on a board vote.

OLD BUSINESS

None

NEW BUSINESS

Flood Map Ordinance


- The new flood maps will go into effect on January 6, 2012. The town will need to adopt the new flood map ordinance before this time. Jay Totton made a motion to recommend to the mayor and board of aldermen that the planning commission seeing no overlap from what we looked at and if they are comfortable with that by what they see initially on the maps if they feel comfortable with passing twice then he would like to move to go ahead and accept this ordinance. If there is any heartburn whatsoever with the city commissioners then at that point require an overlay to see what specifically the differences are. Dean Pesnell seconded the motion, all were in favor.

Any Other Properly Presented Business

- Mayor Jackson made mention that he and the board of aldermen are currently working with an industry looking to locate in Kimball. If this materializes and becomes a reality it will change the landscape of Kimball and Marion County for years to come.
- Jay Totton inquired about the new building for the regional skills center. Mayor Jackson said they were moving on however the county needs to get their budget issues resolved first. Mr. Totton also inquired about the new hotel and their engineering of the sewer system. Mayor Jackson stated they had a round table meeting approximately three weeks ago with all involved parties and told them their plans were not satisfactory. The mayor stated it is going to have to be built to our specs or it isn't going to be built. You can go to jail for stuff like that.
- Attorney Gouger stated when the state planning office shut down the city was working on the urban growth plan which stalled due to the closing of the office. He thought the board ought to know that it was his understanding that at the next county planning commission meeting John Thornton's company plans to submit a plat for the top of the mountain. A preliminary plat approval for approximately a 250 lot subdivision. Attorney Gouger will get the Urban Growth Plan information the town's former planner Bently Thomas prepared prior to his office being closed to the town's new planner Chad Reese. This is something the planning commission needs to work on at next month's meeting.
- Chad Reese introduced himself as our new planner. He formerly worked the last 4 ½ years for the state planning office.

ADJOURNMENT

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



Mark O'Leary, Chairman

9.20.11

Date

TOWN OF KIMBALL, TENNESSEE

Record of Minutes of Municipal Planning Commission

Date July 19, 2011

A regular meeting of the Kimball Municipal Planning Commission was held on Tuesday, July 19, 2011 at 6:00 p.m. in the Conference Room of Town Hall, 675 Main Street, Kimball, Tennessee. Those members present were: Mayor Jackson, Chairman Mark O'Leary, Alderman Jerry Don Case, Joyce Tate, Jay Totton and Lamarr Manis. Others present were Gary Sexton & Chuck Hammonds with Southeast Tennessee Development District, Attorney William 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 Jay Totton, seconded by Joyce Tate the minutes of the regular meeting held on Tuesday, May 17, 2011 were approved unanimously on a board vote.

Mayor Jackson introduced Chuck Hammonds and Gary Sexton with the Southeast Tennessee Development District. Their office will be providing the services the state planning office provided prior to Governor Haslam closing these offices across the state. They brought a contract for the board to review and approve. The services and cost will remain the same. At this time it hasn't been decided who our planner will be. They have hired Greg Davis and Chad Reese who worked at the state planning office prior to the office being closed. Mr. Davis did the mapping and Mr. Reese worked as a planner. Mr. Reese might possibly be our new planner.

OLD BUSINESS

Mixed Use Zoning Ordinance Amendment

- This ordinance had previously been approved by the planning commission and sent to the Mayor and Board of Aldermen. The ordinance did not pass the Mayor and Board of Aldermen due to the lack of receiving a second. The development district will review this ordinance and present some other options for the planning commission to look at.

Letter to Governor Haslam concerning the closing of the state planning office

- Chairman O'Leary has not drafted this letter at the present time.

NEW BUSINESS


Any Other Properly Presented Business

- Mayor Jackson informed the board of the following:
He met with the Hampton Inn developers earlier this afternoon. He thinks they may have some resolutions to getting the main sewer pump relocated.
As of July 8, 2011 the Interstate project was 61% complete. All the bridge work will be completed by the last of October or the first of November. There will be an Exit A and Exit B.
October 14th thru October 22, 2012 the American Bass Anglers of Athens, AL will be holding a regional tournament in Kimball. There will be two-hundred boats and four-hundred fishermen in town for this event.
The new video for the town is complete. We will be sending these to potential new businesses we hope will locate in the town.
Mr. Geary has requested the mobile home sitting in the skating rink parking lot be removed.
Alderman Case made mention of the new sewer replacement on Hwy 2.
Isabell's Bar-B-Q will be opening soon on Hwy 2 in the building where previously the Mexican Restaurant operated.

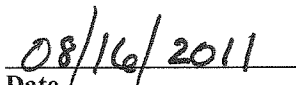
Attorney Gouger informed the board of the flood plain ordinance he had received from Mr. Thomas earlier in the afternoon concerning the new flood maps. This ordinance will need to be adopted by the Mayor and Board of Aldermen before January 6, 2012. This will require the planning commission to recommend the revised ordinance to the Mayor and Board of Aldermen. This will need to be on the planning commission agenda in the near future. Alderman Case made mention of the seafood shop that will be locating in a building next to Ann Taylor's Mobile Home Park.

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



Date

TOWN OF KIMBALL, TENNESSEE

Record of Minutes of Municipal Planning Commission

Date May 17, 2011

A regular meeting of the Kimball Municipal Planning Commission was held on Tuesday, May 17, 2011 at 6:00 p.m. in the Conference Room of Town Hall, 675 Main Street, Kimball, Tennessee. Those members present were: Chairman Mark O'Leary, Alderman Jerry Don Case, Dean Pesnell, Joyce Tate, and Jay Totton. Others present were Planner Bently Thomas, 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 Joyce Tate the minutes of the regular meeting held on Tuesday, March 15, 2011 were approved unanimously on a board vote.

OLD BUSINESS

Mixed Use Zoning Ordinance Amendment

- Upon a request from Nannetta Taylor at the March 15, 2011 meeting concerning efficiency apartments being allowed in a C-2 zone Planner Thomas presented an ordinance to amend the official zoning ordinance to allow mixed use developments within the C-2 highway business zoning district for the planning commission members to review. After some discussion with changes to make to the proposed amendment there was a motion by Jay Totton to recommend the ordinance amendment upon completion of the recommended changes to the Mayor and Aldermen, seconded by Joyce Tate. The motion passed with Joyce Tate, Jay Totton and Chairman O'Leary voting yes. Alderman Case and Dean Pesnell voted no.

NEW BUSINESS

Staff Activity Report

- Mr. Thomas had nothing to add to his activity report. He did however, inform the planning commission members of Governor Haslam's decision to eliminate the local planning offices across the state of Tennessee.

Oscar Ellis Rezoning R-1 to C-2

- Oscar Ellis requested his property located at 18 Kimball Lane be rezoned from R-1 to C-2. Planner Thomas presented a rezoning ordinance for review by the planning commission. After review there was a motion to recommend to the Mayor and Board of Aldermen by Dean Pesnell, seconded by Alderman Case. All were in favor.

Any Other Properly Presented Business

- In regards to the local planning office Jay Totton made a motion requesting Chairman O'Leary send Governor Haslam a letter in reference to his decision to eliminate this office. There was a second by Joyce Tate. All were in favor.

ADJOURNMENT

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


Mark O'Leary, Chairman

07-19-2011
Date

TOWN OF KIMBALL, TENNESSEE

Record of Minutes of Municipal Planning Commission

Date March 15, 2011

A regular meeting of the Kimball Municipal Planning Commission was held on Tuesday, March 15, 2011 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, Dean Pesnell, Joyce Tate, Lamarr Manis and Jay Totton. Others present were Raymond Griffin with the Church of Jesus Christ of Latter Day Saints, Nannetta Taylor, Attorney William Gouger, Planner Bently Thomas, 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 Lamarr Manis the minutes of the regular meeting held on Tuesday, February 15, 2011 were approved unanimously on a board vote.

NEW BUSINESS

Staff Activity Report

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

Church of Jesus Christ of Latter Day Saints Expansion Site Plan

- Raymond Griffin was in attendance representing the church to address any questions the board might have concerning the site plan. After some discussion Mayor Jackson made a motion to approve the site plan, seconded by Jay Totton. The motion passed unanimously on a board vote.

Any Other Properly Presented Business

- Nannetta Taylor was present to request being allowed to have efficiency apartments in the back of her commercial building. This is not allowed in a commercial zone. After some discussion Jay Totton made a motion to ask Planner Thomas to research what the opportunities would be to making the change to C-2 zoning to allow the mixed use, seconded by Dean Pesnell. The motion passed unanimously on a board vote. After this motion Mayor Jackson made a motion to table the request by Ms. Taylor at this time, seconded by Chairman O'Leary. The motion passed unanimously on a board vote.
- Mayor Jackson informed every one of two upcoming events to be held at the Kimball Park. The first being Tennessee Valley Working Dog Competition and the other being The Bass Federation 2011 National Championship.

OLD BUSINESS

Urban Growth Boundary

- Mayor Jackson informed the board that the city council voted to send this back to the planning commission. After discussion there was a motion by Jay Totton to authorize Planner Thomas to proceed with the study to expand or modify the urban growth boundary, seconded by Joyce Tate. The motion passed unanimously on a board vote.

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

05-17-2011
Date