

**MINUTES
ROCKY TOP MUNICIPAL PLANNING COMMISSION
MAY 20, 2025**

Members Present

Jeff Gilliam, Chairman
Robert Seiber, Secretary
Michael Phillips

Members Absent

Kerry Templin, Mayor
Ben Brewer

Others Present

Mike Ellis, City Manager
Tony Braden
Bennie Aslinger
Jeremy DeSantis
Louis Blas

ETDD Staff Representative: Harold Edwards

CALL TO ORDER AND APPROVAL OF MINUTES

The meeting was called to order at 6:23 P.M. at City Hall with Chairman Jeff Gilliam presiding. Because neither Jeff Gilliam nor Robert Seiber were in attendance at the April 15, 2025 meeting, not action could be taken to approve the minutes of that meeting.

REPORT FROM BUILDING OFFICIAL/CODES ENFORCEMENT

There was no report from codes enforcement.

PUBLIC COMMENTS

There were no comments from the public.

NEWBUSINESS

A. Consideration of Planning Commission By-Laws.

Staff Planner Edwards presented the planning commission proposed by-laws and asked that they review them for consideration at the July planning commission meeting. No action was taken..

B. Consideration of Zoning Ordinance Amendment to Remove the 50 Car Minimum Requirement for Auto Sales Businesses.

The planning reviewed the proposed zoning ordinance amendment to remove the 50 car requirement for auto sales. A motion to approve the proposed zoning ordinance amendment was made by Robert Seiber and seconded by Michael Phillips. All members voted aye.

C Consideration of Zoning Ordinance Amendment to Permit Short-Term Rentals as a Special Exception.

The planning commission reviewed proposed zoning ordinance amendments to define short-term rentals and to permit short-term rentals as a Special Exception in the R-1, R-2, and C-4 Zones. Staff explained that this would provide an opportunity for a review of short-term rentals to see that they are compatible with the neighborhood and will not be a nuisance. A motion to recommend that the zoning ordinance amendments be recommended was made by Robert Seiber and seconded by Jeff Gilliam. All members voted aye.

UNFINISHED BUSINESS

There was no unfinished business..

OTHER BUSINESS

June Meeting

The next regular planning commission meeting will be at 5:00 p.m. on June 17, 2025.

ADJOURNMENT

There being no further business the meeting was adjourned at 6:50 p.m.

Secretary

Date