

**MINUTES  
ROCKY TOP MUNICIPAL PLANNING COMMISSION  
JULY 15, 2025**

**Members Present**

Kerry Templin, Mayor  
Jeff Gilliam, Chairman  
Robert Seiber, Secretary  
Ben Brewer  
Michael Phillips

**Members Absent**

**Others Present**

Mike Ellis, City Manager  
Carolyn Templin  
Rob Williams  
Fritz Haverkamp

ETDD Staff Representative: Harold Edwards

**CALL TO ORDER AND APPROVAL OF MINUTES**

The meeting was called to order at 6:03 P.M. at City Hall with Chairman Jeff Gilliam presiding. A motion was made by Mayor Templin to approve the minutes of the April 15, 2025 meeting. The motion was seconded by Ben Brewer and all members voted aye. A motion was made by Robert Seiber to approve the minutes of the May 20, 2025 meeting. The motion was seconded by Jeff Gilliam and all members voted aye. A motion was made by Robert Seiber to approve the minutes of the June 17, 2025 meeting. The motion was seconded by Ben Brewer and all members voted aye.

**REPORT FROM BUILDING OFFICIAL/CODES ENFORCEMENT**

There was no report from codes enforcement.

**PUBLIC COMMENTS**

There were no comments from the public.

**NEW BUSINESS**

**A. Discussion of Proposed PUD on Walden Drive Requested by Rob Williams.**

The planning commission heard Mr. Williams discuss plans for an 8 unit residential planned unit development on Walden Drive. The concept plan for the 7 acre property was to construct 8 single family residences. Staff noted that the subject property appeared to be landlocked with its only access via a private driveway. Staff further stated that for the property to be developed that it is required to have a minimum of 50 feet of frontage on a public street. Upon further discussion, it was suggested that a meeting be established with the developers, the surveyor, the city manager, and the staff planner.

**UNFINISHED BUSINESS**

**A. Adoption of Planning Commission By-Laws.**

A motion was made Mayor Templin that the planning commission adopt the by-laws as presented. The motion was seconded by Robert Seiber and all members voted aye.

**B. Consideration of Zoning Ordinance Amendment to Add Storage Facilities as a Use not Permitted in the C-4, Downtown Commercial District.**

The planning commission reviewed the proposed zoning ordinance amendment to prevent downtown buildings from being used as a storage facility. A motion to approve the zoning ordinance amendment was made by Mayor Templin and seconded by Jeff Gilliam. All members voted aye.

**OTHER BUSINESS**

A. There was a general discussion regarding the permitting process of older mobile homes.

B. City Manager Mike Ellis informed the planning commission that a sober living residence is allowed under the zoning ordinance and state law.

**ADJOURNMENT**

There being no further business the meeting was adjourned at 7:11 p.m.

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Secretary

\_\_\_\_\_  
Date