

MINUTES
ROCKY TOP MUNICIPAL PLANNING COMMISSION
FEBRUARY 18, 2025

Members Present

Kerry Templin, Mayor
Jeff Gilliam, Vice Chairman
Robert Seiber, Secretary

Members Absent

Jim Shetterly, Chair
Dewayne Seiber

Others Present

Mike Ellis, City Manager
Tony Braden, Building Official
Ben Brewer
Carolyn Templin
Michael Phillips
Scott Gilliam
David Byrge
Darren Harnes
Max Patel

ETDD Staff Representative: Harold Edwards

CALL TO ORDER AND APPROVAL OF MINUTES

The meeting was called to order at 6:00 P.M. at City Hall with Vice Chairman Jeff Gilliam presiding. A motion was made by Robert Seiber to approve the minutes of the December 17, 2024 meeting. The motion was seconded by Mayor Templin and all members voted aye.

REPORT FROM BUILDING OFFICIAL/CODES ENFORCEMENT

There was no report from codes enforcement.

PUBLIC COMMENTS

Max Patel asked the planning commission about the possibility of developing his property located behind the Econo Lodge with mini storage buildings. Staff noted that the property is located in the C-1 Zone and that storage buildings are not a permitted use. The planning commission may consider the request at the March meeting.

NEWBUSINESS

A. Consideration of Plat Approval at 211 E. 3rd St., R-2 Zone Requested by Main Street Baptist Church.

The planning commission reviewed a plat showing the consolidation of three parcels into one lot. A motion was made by Mayor Templin that the plat could be approved subject to getting the required signatures. The motion was seconded by Jeff Gilliam and all members voted aye.

B. Consideration of Subdivision Plat Approval at 520 7th St., R-2 Zone Requested by The Lizard Spot Property, LLC.

The planning commission reviewed a plat showing the subdivision of a parcel from the larger lot. Staff noted that the proposed lot met the minimum lot size for the R-2 Zone of 7,000 square feet and met the minimum street frontage requirement. A motion to grant plat approval was made by Mayor Templin and seconded by Jeff Gilliam. All members voted aye.

UNFINISHED BUSINESS

A. Discussion of Tiny Home Regulations

The planning commission resumed discussion of possible ways to regulate the location of tiny homes in the city. Staff Planner Edwards asked if the planning commission thought that tiny homes should be restricted to a tiny home park similar to a mobile home park or if they could be placed on a lot individually. The planning commission agreed that the tiny homes should be restricted to tiny home parks and approved in the R-2 Zone as a Special Exception by the BZA. There was also discussion regarding the minimum size of a tiny home park, whether it be 3 acres or 5 acres. Staff stated that he would have a proposed zoning ordinance amendment at the next meeting providing the definition of Tiny Home and Tiny Home Park along with the Tiny Home Park being a permitted use as a Special Exception in the R-2 Zone.

OTHER BUSINESS

A. Recommendation of Approval of Floodplain Ordinance Amendment

City Manager Mike Ellis presented the planning commission with a proposed ordinance amending the Floodplain Ordinance. A motion to recommend the adoption of the floodplain ordinance amendment by City Council was made by Mayor Templin and seconded by Robert Seiber. All members voted aye.

B. Recommendation of Slum Clearance Policy

City Manager Mike Ellis presented the planning commission with a policy for the clean up of dilapidated properties in the city. A motion to recommend the adoption of the policy by the city council was made by Mayor Templin and seconded by Jeff Gilliam. All members voted aye.

C. New Planning Commissioners

Mayor Templin introduced Ben Brewer and Michael Phillips who will serve on the planning commission beginning next month. Ben Brewer will replace Jim Shetterly whose term expires in February, 2023. Michael Phillips will replace Dewayne Seiber who resigned and whose term expires in December, 2025.

C. The next regular planning commission meeting will be at 6:00 p.m. on March 18, 2025.

ADJOURNMENT

There being no further business the meeting was adjourned at 7:05 p.m.

Secretary

Date