

**MINUTES
ROCKY TOP MUNICIPAL PLANNING COMMISSION
JUNE 16, 2026**

Members Present

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

Members Absent

Others Present

Mike Ellis, City Manager
Matthew Bell
Carolyn Templin

ETDD Staff Representative: Harold Edwards

CALL TO ORDER AND APPROVAL OF MINUTES

The meeting was called to order at 5:00 p.m. at City Hall with Chairman Jeff Gilliam presiding. The minutes of the May 12, 2026 meeting were approved upon a motion by Templin. The motion was seconded by Gilliam. All members voted aye.

APPROVAL OF THE AGENDA

A motion was made by Seiber to approve the agenda. The motion was seconded by Templin. All members voted aye.

REPORT FROM BUILDING OFFICIAL/CODES ENFORCEMENT

City Manager Mike Ellis reported that Building Official Phillip Pyke had 8 building inspections. Matthew Bell reported that 5 building permits were issued; 2 temporary use permits issued; and 3 citations had been issued.

PUBLIC COMMENTS

There were no comments from the public.

UNFINISHED BUSINESS

There was no unfinished business.

NEW BUSINESS

A. Consideration of Subdivision Plat Approval at 125 Colonial Lane.

The planning commission reviewed the subdivision plat creating 3 commercial lots. Staff noted tht the plat had the required signatures and met the requirements. A motion was made by Seiber to grant plat approval. The motion was seconded by Templin. All members voted aye.

B. Consideration of Site Plan Approval at 312 Main Street, C-4 Zone Requested by Steve Disney.

The planning commission reviewed the site plan for a farmers' market. Staff noted that the use was permitted and that it met the area requirements. A motion to grant site plan approval was made by Templin and seconded by Brewer. All members voted aye.

OTHER BUSINESS

A. Review of Rezoning Property at 824 N. Main Street from R-1 to C-1 Requested City Council.

During their past meeting, the city council voted to send the recommended rezoning of the subject property back to the planning commission for further consideration. Upon review, it was noted that the proposed zoning change was consistent with the land use and the surrounding zoning district. It was further noted that approval of a site plan would be required for any proposed development. No action was taken.

B. Consideration of Amending the Bylaws to Change the Meeting Date and Time.

The planning commission voted to changethe meeting date to the second Tuesday of the month and the meeting time to 4:30 p.m.

ADJOURNMENT

The meeting was adjourned at 5:25 p.m.

Secretary

Date