

***Chelsea Planning Commission Meeting***  
**June 27, 2022**  
**6:00 P.M.**  
***Minutes***

**I. Call to Order: 6:00 P.M.**

- Invocation by: Tony Picklesimer
- Pledge Allegiance: Scott Weygand

**II. Roll Call:**

	<b>Present:</b>	<b>Absent:</b>
Cole Williams, Chairman		X
Crystal Etheredge	X	
Tom Holcombe	X	
Mark Lindsay		X
Matt Lyons	X	
Tony Picklesimer	X	
Billy Sanders		X
Bert Seitz	X	
Scott Weygand	X	

**III. Approval of Minutes:** Approval of the May 23rd, 2022 Planning Commission Minutes. A motion to approve the minutes as written was made by Matt Lyons and seconded by Tom Holcombe. A voice vote was taken and it was a unanimous, "Yes".

**IV. Commission Business:**

- Chelsea Acres (Phase 1) Final Plat – (Case No. 2022-05-23-003FP) submitted by TCG Chelsea Acres, LLC for property located at 440 Liberty Road (Parcels #: 09 7 35 0 004 006.002, 09 7 35 0 004 019.000, & 09 7 35 0 006 001.000) containing +/- 24.87 acres continued from the May 23<sup>rd</sup>, 2022 meeting. A motion to approve the final plat, subject to the city engineer's recommendation letter dated June 22, 2022, was made by Tony Picklesimer and seconded by Bert Seitz. A voice vote was taken and it was a unanimous, "Yes".
- Tree Top Development Site Plan Review – (Case No. 2022-06-27-001SPR) submitted by Mike Mouron (Dunnavant Valley Dining, LLC) for property located at 1012 Dunnavant Valley Road (Parcel #: 09 4 17 0 001 027.000) zoned as B-2 containing +/- 4.34 acres. Matt Lyons recused himself from this case. A motion to approve the site's civil plan only with the understanding the complete overlay review would come later, subject to the city engineer's recommendation letter dated June 22, 2022, was made by Bert Seitz and seconded by Tony Picklesimer. A voice vote was taken and it was a unanimous, "Yes".

- Tropical Smoothie Site Plan Review – (Case No. 2022-06-27-002SPR) submitted by Chandler Arora (Niro Properties, LLC) for property located at 16818 US Hwy 280 (Parcel #: 09 8 27 0 001 015.006) zoned as B-2 containing +/- .75 acres. A motion to approve the site’s civil plan only with the understanding the complete overlay review would come later, subject to the city engineer’s recommendation letter dated June 22, 2022, was made by Tom Holcombe and seconded by Matt Lyons. A voice vote was taken and it was a unanimous, “Yes”.
- Oak Mountain Building Supply Site Plan Review – (Case No. 2022-06-27-003SPR) submitted by Dallan Ruch (Oak Mountain Building Supply) for property located at 136 Crossroad Drive, Sterrett US Hwy 280 (Parcel #: 08 9 29 0 004 005.000 & 08 9 29 0 004 007.000) zoned as B-2 containing +/- 10.5 acres. A motion to approve the site plan, subject to the city engineer’s recommendation letter dated June 22, 2022, was made by Tony Picklesimer and seconded by Tom Holcombe. A voice vote was taken and it was a unanimous, “Yes”.
- Chelsea Crossroads (Sector 2) Resurvey – (Case No. 2022-06-27-004RS) submitted by Mark Dinan (280 Properties, LLC) for property located on Chelsea Crossroads (Parcel #: 09 7 26 0 001 038.000) zoned as B-2 containing +/- 1.9 acres. A motion to approve the resurvey, subject to the city engineer’s recommendation letter dated June 22, 2022, was made by Matt Lyons and seconded by Tom Holcombe. A voice vote was taken and it was a unanimous, “Yes”.
- Lime Creek (Phase 4) Resurvey – (Case No. 2022-06-27-005RS) submitted by Mike Strong (Bolivar Creek, LLC) for property located at 657 Lime Creek Way (Parcel #: 15 4 17 0 000 002.023, 15 4 17 0 000 002.024, & 15 4 17 0 000 002.025) zoned PRD containing +/- 2.9 acres. A motion to approve the resurvey, subject to the city engineer’s recommendation letter dated June 22, 2022, was made by Scott Weygand and seconded by Tony Picklesimer. A voice vote was taken and it was a unanimous, “Yes”.

**V. Adjournment:** There being no further business, a motion to adjourn was made by Tony Picklesimer and seconded by Tom Holcombe. A voice vote was taken and it was a unanimous “Yes”.

**Time: 6:44 p.m.**

Approval Date: 7-25-22

Certification:   
 Crystal Etheredge, City Clerk