

**SELMER MUNICIPAL-REGIONAL PLANNING COMMISSION
MEETING MINUTES**

TOWN OF SELMER, TENNESSEE

February 17, 2026

6:00 PM

PRESENT: Easton Glover, Chairman
Carie Ward, Planning Commissioner
Sherry Kiser, Secretary
Kevin Brush, Planning Commissioner
Willie Sain, Planning Commissioner

ALSO PRESENT: Brandon Vaughan, Building Inspector
John Smith, Mayor
Chris Pate, SWTDD City Planner
Dakota Moore
Jason Adkinson Applicant
Jason and Gina Miller
Ted Roberts

ABSENT: Carolyn Simmons, Planning Commissioner

MEDIA: Live Streamed to Facebook

Meeting Called to Order by Easton Glover at 6:01 PM

Establish a Quorum With 5 members of the Board present a quorum was established.

APPROVAL OF MINUTES: 1.) Regular Meeting Minutes January 20, 2026

DISCUSSION: None

Motion A motion to approve January 20, 2026, minutes.
by Sherry Kiser

Motion second by Willie Sain

Vote All were in favor with none opposed.

Old Business

- 1.) Announcing New Members and thanking old members.
- 2.) Election of officers

None

New Business

Agenda item

- 1.) Review of Economic Development Administration Grant for Sanitary Sewer System Upgrades for the New ABB Site
- 2.) Jason Adkinson Minor Plat

Old Business

Agenda item 1

- 1.) Board recognized Carie Ward and Carolyn Simmons as newly appointed Planning Commissioners and thanked Josh Waffird and Homer Watson for their service.

Agenda item 2 Election of Officers

- 1.) Chris held nomination for The Chairman of the Planning Commission.

Nomination

- Sherry Kiser nominated Easton Glover.
- Willie Sain seconded the nomination.

Vote

All were in favor with none opposed.

- 2.) Easton held nomination for The Vice Chairman of the Planning Commission.

Nomination

- Willie Sain nominated Carie Ward.
- Sherry Kiser seconded the nomination.

Vote

All were in favor with none opposed.

- 3.) Easton held nomination for The Secretary of the Planning Commission.

Nomination

- Willie Sain nominated Sherry Kiser.
- Carie Ward seconded the nomination.

Vote

All were in favor with none opposed.

New Business

- 1.) **Agenda Item 1.)** Review of Economic Development Administration Grant for Sanitary Sewer System Upgrades for the New ABB Site

DISCUSSION:

- Easton presented the review of the (EDA) Economic Development Administration Grant for Sanitary Sewer System Upgrades for the New ABB Site. And opened the floor for discussion.
- Chris offered an explanation of why the planning commission should review and approve public improvements such as this.
- Chris gave a background pointing out key points and dates included in the agenda.
- Chris informed that this did appear to conform with the Future Land Use Plan.
- Chris recommended approval of the proposed sewer upgrades on the grounds of land use compliance and sewer system improvements for the city and the county.
- Easton offered that typically any improvements in the north industrial park would benefit other industries such as MonoGram as well.
- Chris ask, stating not that it was a conflict, was Easton on the Industrial Development Board.
- Easton confirmed yes, she did serve on the Industrial Development Board.
- Chris invited Easton to share any insight or clarification from the IDB perspective.
- Easton offered that the water improvements to the industrial park did benefit multiple industries in the park also.
- Chris requested that the minutes reflect the improvements did benefit multiple industries.
- Easton opened the floor for discussion.
- Easton requested a motion to approve the proposed improvements as detailed in the EDA Grant with the addition of the water improvements being noted in the minutes.

Motion

A motion to approve the proposed improvements as detailed in the EDA Grant with the addition of the water improvements being noted in the minutes was made by Willie Sain.

A motion second by Sherry Kiser

Vote

All were in favor with none opposed

3.) **Agenda Item 2.)** Jason Adkinson Minor Plat

DISCUSSION:

- Easton introduced the Adkinson minor subdivision plat.
- Chris presented his review of the minor plat.
- Chris explain that the minor plat initially reviewed as a 2-lot subdivision.
- Chris informed that in reviewing he had found a way to review as a 3-lot subdivision resolving some procedural issues about the existing house located on lot 3.
- Chris informed that the house appeared to have been built around 2000.
- Chris educated on the definition of a flag lot. Explaining that it allowed for the driveway to be used as is but had the option to be improved to meet city standards of road construction at the owner's expense.
- Chris commended surveyor on the work drawing the plat and making requested corrections.
- Chris explained that the two newly subdivide properties will have to front on Dancer Road.
- Chris ask if the applicant was in attendance. And offered explanation of the details of the flag lot and the driveway.
- Chris informed that zoning does require 50 feet of frontage on street and this lot only has 40 feet. (the portion of the driveway connecting to Fairway Place).
- Chris informed that approval of the plat should be contingent upon obtaining BZA approval of the deficiency of 40 feet road frontage.
- Chris informed staff recommendation would be to approve contingent upon septic requirements and BZA approval of the deficiency.
- Chris reiterated the definition of the flag lot. And offered an explanation of the difficulties associated with the flag lot for this particular plat and subdivision.
- Easton ask for clarification if BZA approval was required.
- Chris confirmed yes.
- Chris informed that if this had been more than two lots fronting on Dancer Road that sewer improvements might have been required.
- Easton ask if the applicants had anything they would like to discuss.
- Easton requested a motion to approve with the contingencies of septic requirements be met, BZA approval be obtained, required certificates be confirmed, and signatures be obtained.

Motion

A motion to approve with the contingencies of septic requirements be met, BZA approval be obtained, required certificates be confirmed, and signatures be obtained was made by Sherry Kiser.

A motion second by Kevin Brush

Vote

All were in favor with none opposed

- After the motion and the vote Easton ask if the applicant understood everything that was discussed and the contingencies that were a part of the motion.
- Jason confirmed that he understood generally what was discussed and that he would follow up with Brandon for clarification and next step.
- Sherry ask with two members of BZA being present, could a BZA meeting be held at that time.
- Brandon informed that he did not think that it could because BZA requires public notice. And ask for confirmation from Chris.
- Chris confirmed yes that it needs to be a separate meeting after public notice had been ran.
- Easton offered that she was giving explanation to the applicant. That often they leave and do not fully understand the outcome of the meetings.
- Brandon confirmed that yes that was a good idea. That he has had the same experience with applicants.
- Chris offered also we did not receive the revised plat until last week which was too late to run the ad for BZA.
- Easton ask for other business or discussion.
- Chris offered that he has heard of a few other items that might be on next month's agenda.
- Brandon confirmed that he has received other applications and site plans.

Motion To Adjourn:

MOTION MADE BY: Sherry Kiser

SECOND BY: Willie Sain

TIME 6:15 PM

Approval of Minutes

Planning Commission Secretary. _____ Date _____