

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

TOWN OF SELMER, TENNESSEE

September 16, 2025

6:00 PM

PRESENT: Easton Glover, Chairman
Josh Waffird, Vice Chairman
Sherry Kiser, Secretary
Homer Watson, Planning Commissioner
Willie Sain, Planning Commissioner
Kevin Brush, Planning Commissioner

ALSO PRESENT: Brandon Vaughan
Sherry Inman
Anthony Carr
Chris Pate
Michael Dawson
Carie Ward
Justin Coleman

ABSENT:

MEDIA: Live Streamed to Facebook

Meeting Called to Order by Easton Glover at 6:00 PM

Establish a Quorum With 6 members of the Board present a quorum was established.

APPROVAL OF MINUTES: 1.) Regular Meeting Minutes August 19, 2025

DISCUSSION: None

Motion A motion to approve August 19, 2025, minutes.
by Willie Sain

Motion second by Josh Waffird

Vote All were in favor with none opposed.

Old Business

None

New Business

Agenda item

- 1.) Review comments for Selmer Utility Department Site Plan
(Zoning and Tennessee Code Annotated 13-4-104)
Dated August 21,2025
- 2.) Initial review comments Minor Subdivision Plat for MosCow Banshares Inc.
- 3.) Review of Board of Zone and Appeals Powers Under Tennessee Code
Annotated 2025 Amendments

New Business

Agenda Item 1.)

- 1.) Review comments for Selmer Utility Department Site Plan
(Zoning and Tennessee Code Annotated 13-4-104)
Dated August 21,2025

DISCUSSION:

- Easton introduced the site plan for the Selmer Utility Department.
- Chris gave a brief description advising that BZA had reviewed and approved the site plan.
- Chris asked for any recommendation that the board would have for the site plan.
- Chris gave a staff recommendation to approve site plan as BZA has reviewed and approved.

Motion

A motion to approve the Selmer Utility Department site plan for the garage was made by Josh Waffird

A motion second by Sherry Kiser

Vote

All were in favor with none opposed

DISCUSSION:

- Chris asked, as a manner of convenience, would the Board be in favor of the Selmer Utility Department purchasing the adjoining lot to the south of the property.
- Chris informed that this would prevent the board from needing to see the site plan again should the purchase take place.
- The board members were in agreeance that they would be in favor of the purchase.

Motion

A motion to approve the Selmer Utility Department potential purchasing of the adjoining lot to the south of the lot indicated on the site plan made by Willie Sain

A motion second by Josh Waffird

Vote

All were in favor with none opposed

Agenda Item 2.)

2.) Initial review comments Minor Subdivision Plat for MosCow Banshares Inc.
McNairy County Tax Map 089F C 014.00

DISCUSSION:

- Easton introduce the Minor Subdivision plat for Moscow Banshares.
- Chris provided a brief background for the Minor Subdivision Plat.
- Chris informed that it meets setbacks, that the building are already existing, and that it is a zero-lot line.
- Chris recommended approval provided signatures are obtained and the correction as noted in the staff review.
- Chris opened the floor for discussion if the applicant was in attendance.
- Chris asked had the Fire chief had the opportunity to review the plat.
- Easton ask for clarification of the recommended contingencies.
- Chris reiterated that the certificates needed correction and the signatures needed to be obtained.
- Josh offered that language in the certificates needed to match Selmer's Zoning Ordinance.
- Easton ask for a motion to approve contingent upon the certificates being corrected and the signatures being obtained.

Motion

A motion to approve the Minor Subdivision Plat for MosCow Banshares Inc. (McNairy County Tax Map 089F C 014.00)

contingent upon the certificates being corrected and the signatures being obtained was made by Sherry Kiser

A motion second by Kevin Brush

Vote

All were in favor with none opposed

Agenda Item 3.)

3.) Review of Board of Zone and Appeals Powers Under Tennessee Code Annotated 2025 Amendments.

DISCUSSION:

- Easton introduced the last agenda item
- Easton asked for clarification if this was continuing education.
- Chris confirmed yes this is continuing education and gave brief overview of what the training would consist of.
- Easton offered that she would like to adjourn the meeting prior to the training.

MOTION TO ADJOURN:

MOTION MADE BY: Sherry Kiser

SECOND BY: Josh Waffird

TIME 6:08 PM

DISCUSSION:

- Chris presented training on recent changes in Tennessee Code Annotated that affected Local Planning Commissions and Board of Zoning and Appeals.

Approval of Minutes

Planning Commission Secretary. _____ Date _____