

SELMER MUNICIPAL-REGIONAL PLANNING COMMISSION

MEETING MINUTES

TOWN OF SELMER, TN

April 21, 2026

6:00 PM

PRESENT: Easton Glover, Chairman
Carie Ward, Vice Chairman
Sherry Kiser, Secretary
Andrea Mitchell, Planning Commissioner
Carolyn Simmons, Planning Commissioner
Willie Sain, Planning Commissioner

ALSO PRESENT: Brandon Vaughan, Building Inspector
John Smith, Mayor
Chris Pate, Regional Planner
Ted Roberts
Dakota Moore
Peter Hilger
Chuck Murrell

ABSENT: Kevin Brush

MEDIA: Live streamed on Facebook

Meeting called to order by Easton Glover at 6:00 PM

Establish a Quorum With 76 members of the Board present a quorum was established.

Approval of Minutes: Regular Meeting Minutes March 17, 2025

Discussion : None

Motion: A motion to approve March 17, 2026 minutes by Sherry Kiser
Motion second by Willie Sain

VOTE: All were in favor with none opposed

OLD BUSINESS: None

NEW BUSINESS:

- A) Chuck Murrell site plan for 127 Tennessee Ave
- B) Neiser Rezoning Request from R-1 to R-2D along Warren and 8th Ave
- C) The Tower Survey LLC Site Plan (Subdivision regulations)

A) A site plan was submitted for the property located along TN Ave. The current business is needing more room for metal fabrication. Property is zoned M-1 Industrial and no issues appear to add a building as presented.

Sherry made a motion to approve as presented and Carolyn second the motion. All approve with none opposed. Motion Carried.

Sherry to sign approved copies obtained by Chris as required.

B) A rezoning application was submitted for properties along Warren and Eighth. Chris explained how zoning works if requested in specific areas. This area was affected by tornadoes and due to re-establishing buildings and such in this mentioned area a need for approval of re-zone to R-2D is requested. Surveys of the property was attached to the application for 2 parcels from R-1 to R-2D. After review and discussion, a motion was made by Willie to approve. Sherry second the motion. Vote – all approved none opposed motion carried.

C) The Tower Survey LLC Site Plan (Subdivision regulations) presented and submitted plat with access. Verticle Bridge division of Verizon site is a division of land less than 5 acres and the various leases would safeguard this division from being used otherwise. Access easement, utility easement and driveway from State Rte for cellular tower. Sewer or septic and water would not be needed and the property is zoned R-1 as an access easement for the single site and located in the Planning Region. Telecommunications provisions in the zoning do not apply. As per discussions, review of maps, explanation of needed TDOT permits and any other state approval a motion was made by Sherry Kiser to approve contingent upon all required approvals and Willie second the motion. All approved none opposed, motion carried.

Motion to Adjourn: Sherry Kiser
 Second: Carolyn
 Time 6:35 PM

Approval of Minutes
 Planning Commission Secretary _____ Date _____

