DRAFT MINUTES
TOWN OF LOUISVILLE, TENNESSEE
MUNICIPAL PLANNING COMMISSION
JULY 21, 2026 6:00 P.M.

Members Present: Kent Vaught, Chairman, Steven Kelley – Vice Chair/Secretary, Jill Pugh – Mayor, Rick Fuller, Fran Hatley, Linda Simmons, Mary Wingo.

Chairman Vaught called the meeting to order.

<u>Approval of Minutes</u>
The Commission reviewed the June meeting minutes. A motion was made by Fran Hatley to approve the minutes as presented. The motion was seconded by Steven Kelley.

<u>Reports: Mayor, Building/Codes Official, Administrative</u>

Mayor Pugh provided the Commission with an update on the proposed disc golf course. A copy of the course layout developed through the Recreation Board was presented. Hole 18 had been revised because of its proximity to the maintenance shop.

The Board of Mayor and Aldermen (BMA) previously approved moving forward with development of the disc golf course as part of the Town's recreation master plan. The Planning Commission was provided the layout for informational purposes. Future expenditures and decisions concerning installation are expected to be considered by the BMA.

It was noted that portions of the course extend into wooded areas that have been cleared. The Commission also discussed the use of areas of the course for event parking. The baskets will be removable and installed in sleeves so they can be removed when parking is needed. Tee-pad installation will be addressed as the project progresses.

Mayor Pugh also announced that the Town's Fall Festival is scheduled for September 12, 2026.

<u>Public Comments on Agenda Items</u>

Bill Mattison initially raised questions regarding water-main sizing and fire-hydrant availability on Turtle Cove. Because the matter was not related to the agenda item, the Chairman asked that it be revisited after completion of the scheduled business.

Anna Gibson stated that she doesn't have a relationship with any members of the Planning Commission, nor has she met them in person. She addressed the annual election of chairman and expressed support for Chairman Kent Vaught. Anna thanked him for his service and stated that she believed he had conducted meetings fairly and appropriately during his tenure and had "endured insurmountable challenges as chairman". She continued by stating that the "ladies" have only been on the Planning Commission for one year and Anna feels we need someone who has more experience.

NEW BUSINESS

Annual Election of Chairman

Chairman Vaught thanked the Commission and Town citizens for their support during his previous year as chairman. He stated that it had been a privilege to serve and that he would be willing to serve an additional year if nominated and elected.

Kent Vaught was nominated for chairman by Rick Fuller, with the nomination seconded by Steve. Mary Wingo was nominated by Linda Simmons, with no second.

A roll-call vote was taken. The motion to elect a new Planning Commission Chairman received a majority with votes from Rick Fuller, Steven Kelley, Fran Hatley and Kent Vaught for Chairman Vaught. Two votes from Linda Simmons and Mary Wingo for Mary Wingo. Mayor Pugh abstained.

Following the chairman election, the Commission considered the vice-chair position. Rick Fuller made a motion regarding Steven Kelley continuing as Vice Chairman and Chairman Vaught seconded.

A roll-call vote was taken. The motion to elect a new Planning Commission Vice Chair / Secretary received a majority with 5 votes from Rick Fuller, Linda Simmons, Fran Hatley, Kent Vaught and Mary Wingo. Steven Kelley and Mayor Pugh abstained.

PUBLIC COMMENTS – NON-AGENDA ITEMS

The Chairman returned to Bill Mattison's earlier questions concerning utility work on Turtle Cove. Mr. Madison asked whether the Planning Commission has input regarding the sizing of water mains within the Town. He stated that a four-inch water main had been installed on Turtle Cove and that he had been informed a fire hydrant could not be installed because a six-inch main would be required. He expressed concern that the nearest existing hydrant is approximately one-quarter mile from the cul-de-sac. Mr. Madison also raised concerns regarding pavement conditions where utility work had crossed the roadway, including uneven and unfinished pavement.

Commission members acknowledged the concerns and indicated that additional information should be obtained regarding the utility work. The matter will be followed up on, including whether pavement repairs are required after construction is completed.

Anna Gibson commented on voting requirements under Robert's Rules of Order, the Town Charter, and zoning regulations. She stated that, based on her research, abstentions are not counted as votes cast and that the four-vote requirement she identified in the zoning regulations applies specifically to approval of an ordinance. Chairman Vaught thanked her for her diligence and stated the Planning Commission would seek clarity from Rob Goddard.

ADJOURNMENT
A motion was made by Vice Chair Kelley to adjourn. The motion was seconded by Mary Wingo. The vote was unanimous.

The meeting was adjourned.