

City of Rogersville
211 E Center Street
Public Hearing Minutes
April 6, 2026

Present: Mayor Jack Cole, Alderman Jeff Lee, Alderman Janie Pyle,
Alderman Kory Stucki, Alderman Tim Clarkson, , City Administrator Chad Bybee, and City Clerk
Glenda Stegner.

Attorney Krebs was unable to attend.
Meeting called to order at 5:45 p.m. by Mayor Cole

Motion to open meeting: By Alderman Pyle, seconded by Alderman Lee, and passed by vote:

Alderman Stucki-	Aye
Alderman Clarkson	Aye
Alderman Pyle	Aye
Alderman Lee-	Aye

Meeting Agenda:

Zoning on 4 lots to R2-Z Fall Creek Subdivision, phase 3, 6th addition
Zoning from R-2 to R-3 on John Street

Citizens Input:

47 citizens present.

Tom Manery, HOA for Leabrooke

Mr. Manery came before the board to discuss the rezone for Fall Creek Subdivision and the rights as a homeowner. He was opposed to the R2-Z zoning of 4 lots. Decreasing property value, street access and traffic, and water run off were all concerns. Long term plans and allowing this in R-1 and setting precedent was discussed.

Nicole Hampton, HOA for Sawyer Creek

Ms. Hampton brought pictures from residents and some pictures from townhomes on Fremont Street. She feels that her neighbors have invested in their homes and neighborhoods and that a change in zoning changes the neighborhood and the high value of existing homes. She is concerned with property value, traffic, and flooding issues.

Brenda Podwit, Leabrooke

Ms. Podwit is concerned about property value and rise in crime and wants to keep her high end home in safe community.

Doretta Manary, Leabrooke

Ms. Manary came before the board and thanked the Osenniy's for all their contributions to Rogersville but wanted to point out that Tatyana being on planning and zoning was a conflict of interest. She has recused herself from voting but did not leave the room and that could effect the voting of planning and zoning members.

Amanda Morris, Sawyer Creek HOA

Ms. Morris does not support the zoning change and feels that this portion of town should remain R-1 residential.

Vicotr Osennity, Creative Homes

Mr. Osennity spoke about caring for the neighborhood that he has personally lived in since 2018. He wanted to explain that on R2-Z townhome is not the same as a duplex. It can be sold as a family home. R2-Z is two homes on one lot to be sold separately or together. Mr. Osennity stated that they were trying to build these homes to offer more affordable housing to families.

Nicole Hampton, Sawyer Creek HOA

Ms. Hampton asked if anyone had seen the plans for the townhomes?
Mayor Cole said Board doesn't get a lot of say over what buildings look like after zoning is approved.

Sharon Nut, Leabrooke
Ms. Nut feels this area doesn't need townhomes as they are the same basic concept as a duplex or apartment. She feels there are other problems like the roads falling apart and water runoff. She would like to keep the standard of the area high.

Amy Mason Hobbins, Leabrooke
Ms. Hobbins doesn't like the direction that Rogersville is going and agrees that Tatyana Osenniy is in conflict of interest being on the planning and zoning board. She also feels property values will go down because of the storage units being built.

Tom Manery, Leabrooke HOA
Mr. Manery states that townhomes and duplexes are the same thing because they are still multifamily and ask if this phase will have a HOA.

Jake Luper, Sawyer Creek
Mr. Luper was not in favor of the zoning in the better part of Rogersville because it will devalue their homes.

Allen Sonntag, Leabrooke
Mr. Sonntag does not feel this type zoning is necessary in this area and sets a precedent of what is to come. The property at Lakeside and B highway could end up with the same zoning.

Victor Osennity, Creative Homes
Mr. Osennity states there is a difference in townhomes and duplexes.

Amanda Morris,
Ms. Morris asked how it was different. Mr. Osennity replied townhomes is owned generally. Alderman Pyle asked if this will be no renting per HOA. As of now the HOA does not have that stipulation.

Mike Craft, Leabrooke
Mr. Craft states he does not know how this is not a conflict of interest.

Jennifer Black, Leabrook
Ms. Black states there are two homes on one lot and feels that equals duplexes.

Jennifer Jones
Ms. Jones ask the value of each townhome? Creative Homes was unable to provide that at this time.

Tom Manary, Leabrook HOA
Mr. Manry talked about this could be rentals.

Nicole Jennings, Sawyer Creek
Ms. Jennings said that they chose their home because of the nice area and is concerned about traffic. She talked about sidewalks and high-density housing and if this is the right kind of growth. Safety of the children was discussed and who we want in the area.

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Chris Miller, Lakewood Estates

Mr. Miller asked about emergency planning and when was the last time it was reviewed? Alderman Clarkson said that it is reviewed every two year and updated every four year. He asked how many occupants the storm shelter would hold and Chief Laughlin answered around 250 per level of the shelter.

John Street Rezone from R-2 to R-3

No comments was made.

Motion to close the meeting: By Alderman Pyle, seconded by Alderman Stucki, and passed by vote:

Alderman Stucki-	Aye
Alderman Clarkson	Aye
Alderman Pyle-	Aye
Alderman Lee-	Aye

Adjourned at 6:44 pm.

Minutes submitted by City Clerk, Glenda Stegner.