

MINUTES  
MADISONVILLE REGIONAL PLANNING COMMISSION  
APRIL 15, 2014

Members Present	Members Absent	Others Present
Larry Smades	Shan Harris	Laura Smith, Planner
Marilyn Atkins, Vice Chair		Greg Altum, Press
Frank Thurston		
Tony Wilson, Secretary		
Linda Garrett-Hensley		
Glenn Moser, Mayor		
James Lee, Chairman		
Susan Saunders		

CALL TO ORDER AND APPROVAL OF MINUTES

Chairman James Lee called the meeting to order at 6:00 p.m. The minutes of the March 18, 2014 planning commission meeting were approved by roll call vote on a motion by Frank Thurston seconded by Larry Smades.

NEW BUSINESS

SUBDIVISION PLAT, RUTH HICKS BOWERS PROPERTY, 501 TELLICO STREET, TAX MAP 067D, GROUP D, CONTROL MAP 056M, PARCEL 001.00

ACTION

The property owners request subdividing the property which has an existing home into three lots. The plat meets the Madisonville Subdivision Regulations requirements.

ACTION

Frank Thurston moved to approve the plat which was seconded by Linda Garrett-Hensley and unanimously approved on a roll call vote.

DISCUSSION, MR. SLOAN

Mr. Sloan was present to present a site plan for a used car dealership, Madisonville Motor Company, on Englewood Road. The proposed building of approximately 5,000 square feet would be on about 2.49 acres with a gravel lot.

ACTION

Ms. Garrett-Hensley moved to approve the site plan subject to the review of Planner, Laura Smith and Codes Compliance Officer, Tony Wilson. The motion was seconded by Mr. Thurston and approved unanimously on a roll call vote.

SUBDIVISION PLAT, DAVID ALLISON AND THOMAS ALLISON, MONROE COUNTY TAX MAP 058, PARCEL 008.01

Although not on the agenda, Realtor, Bill Howe and Surveyor, Brent Cofer were present and requested plat approval for the Allison's. The Allison property is on Niles Ferry Road, and they request subdividing it into six lots, labeled A through F. Lot A would be approximately 4.37 acres with an existing barn and showing part of an existing pond. Lot B would be approximately

4.64 acres, Lot C would be approximately 2.82 acres with an existing house and several outbuildings. One of the buildings shown to be approximately 10' from the proposed side lot line. Lot D would consist of approximately .82 acres that would be added to the remaining lands of the Allison's which is greater than 5 acres. The existing barn is also only 10' from the proposed side lot line. Lot E would be a lot line adjustment granting .05 acres to Lot F of .92 acres and an existing house. Mr. Howe requests side yard setback variances for the existing assessor buildings.

#### ACTION

Mr. Wilson moved to grant plat approval with side yard variances for the two accessory structures shown noting that if they were ever demolished, moved or destroyed, replacements would have to meet the side yard setback requirements, and subject to review and obtaining all required certificate signatures including soil scientist approval for the new lots. The motion was seconded by Ms. Garrett-Hensley and approved unanimously on a roll call vote.

#### DISCUSSION, MS. MARTIN

Mr. and Mrs. Martin were present to discuss their proposal to purchase a building in the M-1 district to open an arts business which would feature arts and fitness events. There was a discussion about rezoning the property from industrial to commercial and the Martin's were made aware that they would have to be placed on the agenda for planning commission recommendation to City Council.

#### ADJOURN

The meeting adjourned at 6:30 p.m.