

MINUTES
MADISONVILLE REGIONAL PLANNING COMMISSION
Tuesday, March 15, 2016

Members Present

James Lee, Chairman
Marilyn Atkins, Vice Chair
Tony Wilson, Secretary
Glenn Moser, Mayor
Susan Saunders

Members Absent

Linda Garrett-Hensley
Jack Harrill
Larry Smades

Others Present

Ruth Viergutz Hawk, Planner
Greg Altum, Press

Citizens Present

Christian Medders, Bill Howe, Scott Cass, Kale Belk

CALL TO ORDER

Chairman Lee called the meeting to order at 6:00 p.m.

APPROVAL OF MINUTES

Commissioner Atkins moved to approve the February 16, 2016, minutes as presented.
Commissioner Saunders seconded the motion and the motion passed unanimously.

FINAL PLAT OF WAYMAN SUBDIVISION, PARCELS 056.00, 057.00 & 091.02, MONROE COUNTY TAX MAP 057, LOCATED ON THE NORTHEAST SIDE OF U.S. 411 BETWEEN WAYMAN ROAD AND GREEN LANE, APPROXIMATELY 19 ACRES, ZONED C-3 AND R-1, TO CREATE 9 LOTS (Wolfjump, LLC, Applicant)

Staff and Christian Medders presented the plat. The plat complies with the regulations and all signatures have been obtained.

Commissioner Saunders moved to approve the plat. Commissioner Atkins seconded the motion and the motion passed 5-0.

SITE PLAN FOR AN AUTOMOTIVE SALES LOT ON PARCEL 028.00, TAX MAP 057, LOCATED ON THE NORTHEAST CORNER OF U.S. 411 & HAGLER STREET ADJACENT TO KFC, ZONED C-3 (Scott Cass, Applicant)

Staff and Scott Cass presented the site plan. Staff reviewed the City's site plan and stormwater requirements. Staff reviewed the outstanding items of the site plan. A general discussion followed.

Commissioner Atkins moved to approve the site plan subject to address the following outstanding items:

1. Indicate the address of the business in the title block;
2. Indicate the dimensions of the parking spaces, handicap striped access aisle, and handicapped parking space;
3. Indicate the distance dimension of the parking lot from the property lines;
4. Provide landscape islands at the end of the parking row in front of the building or relocate spaces;
5. Show building entrance to verify handicap parking space location;
6. Set parking spaces in front of the building back to accommodate sidewalk/building entrance pad and so that cars do not damage the building;
7. Show the entire parking lot (not just newly paved area) so can see how it ties into the driveways, where the display cars will be located, etc.;
8. Page 2 – delete the minimum building setback lines;
9. Show/indicate the location of the closet fire hydrant;
10. Indicate the size of the utilities serving the site; and
11. Show the utility service lines to the building (water, sewer, electricity, etc.).

Commissioner Saunders seconded the motion and the motion passed unanimously.

DISCUSSION OF AN ORDINANCE TO AMEND THE TEXT OF THE MADISONVILLE ZONING ORDINANCE, CHAPTER 2. SECTION 11-203. DEFINITIONS, TO AMEND THE DEFINITION OF “HOME OCCUPATION”, AND CHAPTER 4. SECTION 11-402. CUSTOMARY HOME OCCUPATIONS, TO UPDATE HOME OCCUPATION REQUIREMENTS

Staff presented the ordinance. A general discussion followed.

Commissioner Atkins moved to approve the ordinance. Commissioner Saunders seconded the motion and the motion passed unanimously.

DISCUSSION OF SUBDIVISION PLAT CERTIFICATIONS FOR EXISTING UTILITIES

Staff presented proposed certifications to be added to the *Madisonville Subdivision Regulations* for existing electrical service, existing water service, and existing sewer service. A general discussion followed. By consensus, the commission agreed to proceed with incorporating these new certifications into the *Madisonville Subdivision Regulations*.

OTHER BUSINESS

None

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ADJOURN

Commissioner Saunders moved to adjourn. Commissioner Atkins seconded the motion and the meeting adjourned at 7:23 p.m.

Secretary

Date