

MINUTES
MADISONVILLE REGIONAL PLANNING COMMISSION
Tuesday, May 17, 2016

Members Present

James Lee, Chairman
Marilyn Atkins, Vice Chair
Tony Wilson, Secretary
Glenn Moser, Mayor
Linda Garrett-Hensley
Jack Harrill

Members Absent

Susan Saunders
Larry Smades

Others Present

Ruth Viergutz Hawk, Planner
Greg Altum, Press

Citizens Present

Frank Thurston, Mellissa Bookout, Chris Holloway, John L. Swale, Clifford Costner, Jeff Rowe, Rusty Baksa

CALL TO ORDER

Chairman Lee called the meeting to order at 6:20 p.m. immediately following the Board of Zoning Appeals meeting.

APPROVAL OF MINUTES

Commissioner Atkins moved to approve the March 15, 2016, and the April 19, 2016, minutes as presented. Commissioner Garrett-Hensley seconded the motion and the motion passed unanimously.

RESUBDIVISION OF PARCELS 128.00 AND 129.00, MONROE COUNTY TAX MAP 080, LOCATED WITHIN THE PLANNING REGION ON THE WEST SIDE OF BALLPLAY ROAD JUST SOUTHEAST OF HOYT SUTTEN ROAD, APPROXIMATELY 8 ACRES, TO ADD .466 ACRES TO THE TEVIS SPRINGS CHURCH LOT, AND VARIANCE REQUEST FROM REQUIREMENT TO DEDICATE ADDITIONAL RIGHT-OF-WAY, ARTICLE III. A. 6. MADISONVILLE SUBDIVISION REGULATIONS (Jeff Rowe, Applicant)

Staff reviewed the subdivision plat and variance request. Ballplay Road is classified as a Major Collector on the Major Road Plan, which per the subdivision regulations requires a total of 30' of right-of-way from the centerline to the front property line. A general discussion followed. Tevis Church is an existing building with a parking lot whose full length abuts the current edge of pavement of Ballplay Road.

Commissioner Atkins moved to approve the variance request with 25' from right-of-way from the centerline of Ballplay Road to the front property line vs. the 30' requirement and for the plat to comply with all other requirements. Commissioner Garrett-Hensley seconded the motion and the motion passed unanimously.

FINAL PLAT OF RESUBDIVISION OF PARCELS A004.00, A005.00, A006.00, A007.00, A008.00, AND A009.00, MONROE COUNTY TAX MAP 067F, LOCATED WITHIN THE CORPORATE LIMITS ON THE SOUTH SIDE OF WALNUT STREET BETWEEN MONROE AND VINE STREETS, ZONED R-1, 3.12 ACRES, TO MOVE AND DISSOLVE INTERIOR LOT LINES, AND VARIANCE REQUEST FROM REQUIREMENT TO DEDICATE ADDITIONAL RIGHT-OF-WAY, ARTICLE III. A. 6., MADISONVILLE SUBDIVISION REGULATIONS AND VARIANCE REQUEST FROM MINIMUM ROAD FRONTAGE REQUIREMENT FOR LOT 4, ARTICLE III. C. 2., MADISONVILLE SUBDIVISION REGULATIONS (Mellissa Bookout, Applicant)

Staff presented the plat and the variance requests. Walnut Street currently has a total right-of-way width of 30'. Walnut Street is classified as a local street on the Major Road Plan, which per the subdivision regulations requires a total of 25' of right-of-way from the centerline to the front property line. The house located on Lot 5 is located 35' from the centerline of Walnut Street. Requiring a 25' right-of-way from centerline would place the house only 10' from the front property line. Lot 4 currently has no road frontage. Given the distance between the existing houses on Lots 3 & 5, the maximum width of road frontage available for Lot 4 is 25' and the required 50' cannot be met. A general discussion followed.

Commissioner Garrett-Hensley moved to approve the subdivision plat and the two variance requests. Commissioner Harrill seconded the motion and the motion passed unanimously.

REQUEST FOR ANNEXATION OF A 45' X 329' STRIP OF LAND, APPROXIMATELY 14,819 SQUARE FEET, A PORTION OF PARCEL 068.00, MONROE COUNTY TAX MAP 068, LOCATED ON THE SOUTH SIDE OF KEFAUVER LAND (Elcan and Associates, Inc., Applicant)

Staff presented the annexation request and the resolution of annexation. The 45' strip of land will be added to a new parcel being subdivided from Parcel 212.00, Tax Map 067, which is located within the Madisonville corporate limits. The owners would like the entire new parcel to be located within the corporate limits. A general discussion followed.

Mayor Moser moved to recommend approval of the annexation request to the Mayor and Board of Aldermen. Commissioner Garrett-Hensley seconded the motion and the motion passed unanimously.

Mayor Moser moved to recommend to the Mayor and Board of Aldermen that the 45' x 329' strip of land being annexed be zoned C-3 Highway Business District. Commissioner Harrill 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, existing sewer service, existing streets, existing septic systems, and reserve areas for new septic systems on lots with existing septic systems. A general discussion followed. By consensus, the commission agreed to proceed with incorporating these new certifications into the subdivision regulations and to hold the public hearing for these amendments at the regular July planning commission meeting.

DISCUSSION AND APPROVAL OF THE BY-LAWS OF THE MADISONVILLE REGIONAL PLANNING COMMISSION

Staff presented the proposed By-Laws for the planning commission. A general discussion followed. It was agreed that the By-Laws should clarify that staff has the authority to sign off on two-lot subdivision plats and that there is a ten-day submittal deadline for all planning commission agenda items.

Commissioner Harrill moved to approve the Madisonville Municipal/Regional Planning Commission By-Laws as amended. Commissioner Garrett-Hensley seconded the motion and the motion passed unanimously.

OTHER BUSINESS

None

ADJOURN

Mayor Moser moved to adjourn. Commissioner Atkins seconded the motion and the meeting adjourned at 7:02 p.m.

Secretary

Date