

**MINUTES**  
**MADISONVILLE REGIONAL PLANNING COMMISSION**  
**Tuesday, April 18, 2017**

**Members Present**

James Lee, Chairman  
Marilyn Atkins, Vice Chair  
Tony Wilson, Secretary  
Glenn Moser, Mayor  
Linda Garrett-Hensley  
Susan Saunders  
Larry Smades

**Members Absent**

Jack Harrill

**Others Present**

Ruth Viergutz Hawk, Planner  
Greg Altum, Press  
Butch Baur, Waffle House

**CALL TO ORDER AND APPROVAL OF MINUTES**

Chairman Lee called the meeting to order at 6:19 p.m. Mayor Moser moved to approve the March 21, 2017, minutes as presented. Commissioner Atkins seconded the motion and the motion passed unanimously.

**RESUBDIVISION OF PARCEL 202.03, MONROE COUNTY TAX MAP 067, LOCATED ON THE SOUTHEAST SIDE OF HIGHWAY 411 BETWEEN TELLICO STREET AND PATTERSON STREET, LAS FUENTES RESTAURANT, ZONED C-3, 1.67 ACRES, INTO TWO LOTS, AND VARIANCE REQUEST FROM REQUIREMENT TO HAVE SEWER FOR LOT 1 AT THIS TIME (Butch Baur, Applicant)**

Staff presented the subdivision plat and the variance request. Mayor Moser reported that the new sewer plant is expected to be opening for operation on July 1, 2017, and that it is also expected that the moratorium on new sewer taps will be lifted soon after the beginning of operation.

Since the Board of Zoning Appeals had approved the related variance requests, staff recommended approval of the variance request and the subdivision plat subject to the following conditions:

1. No building permit is issued for Lot 1 until the sewer moratorium is lifted; and
2. That the property owner/developer of Lot 1 pay for the sewer extension to Lot 1 when the moratorium is lifted and service is requested.

A general discussion followed. Butch Baur addressed the commission.

Commissioner Saunders moved to approve the plat and the variance request subject to staff's recommendation. Commissioner Garrett-Hensley seconded the motion and the motion passed unanimously.

**SITE PLAN FOR A WAFFLE HOUSE ON A PORTION OF PARCEL 202.03, MONROE COUNTY TAX MAP 067, LOCATED ON THE SOUTHEAST SIDE OF HIGHWAY 411 BETWEEN TELLICO AND PATTERSON STREETS, LAS FUENTES RESTAURANT, ZONED C-3, .685 ACRES (Butch Baur, Applicant)**

Staff presented the site plan. Since the Board of Zoning Appeals had approved the related variance requests and the commission approved the subdivision plat, staff recommended approval of the site plan subject to the following conditions:

1. No building permit to be issued until the sewer moratorium is lifted;
2. That the property owner/developer of Lot 1 pay for the sewer extension to Lot 1; and
3. That the property owner/developer of Lot 1 pay for the gas line extension to Lot 1.

A general discussion followed. Butch Baur addressed the commission.

Commissioner Wilson moved to approve the site plan subject to staff's recommendation. Commissioner Atkins seconded the motion and the motion passed 7-0. Mayor Moser announced he needed to leave the meeting to address a flat tire on his vehicle.

**AMENDMENT TO THE MADISONVILLE SIGN REGULATIONS, MADISONVILLE ZONING ORDINANCE, CHAPTER 4, SECTION 11-408**

Staff distributed a summary of the current sign regulations and a copy of Ordinance No. 17-254-O, an ordinance amending the sign ordinance. A general discussion followed.

Commissioner Smades moved to recommend approval of Ordinance No. 17-254-O as presented to the Mayor and Board of Aldermen. Commissioner Atkins seconded the motion and the motion passed 6-0.

**OTHER BUSINESS**

Staff distributed copies of the brochure "Subdivision Regulations: A Brief Summary". Staff will distribute copies to local banks and realtors and put a copy on the planning website.

**ADJOURN**

Commissioner Saunders moved to adjourn. Commissioner Atkins seconded the motion and the meeting adjourned at 6:53 p.m.

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Secretary

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Date