

**MINUTES**  
**MADISONVILLE REGIONAL PLANNING COMMISSION**  
**Tuesday, June 19, 2018**

**Members Present**

James Lee, Chairman  
Marilyn Atkins, Vice Chair  
Tony Wilson, Secretary  
Linda Garrett-Hensley  
Don Harrill  
Jack Harrill  
Susan Saunders

**Members Absent**

Glenn Moser, Mayor

**Others Present**

Ruth Viergutz Hawk, Planner  
Greg Altum, Press  
Sara VanLandingham,  
Madisonville Fire Dept.  
Frank Thurston  
R.V. Ervin  
James Queen  
Bruce Friedman

**CALL TO ORDER AND APPROVAL OF MINUTES**

Chairman Lee called the meeting to order at 6:02 p.m. Commissioner Atkins moved to approve of the April 17, 2018, minutes as presented. Commissioner Harrill seconded the motion and the motion passed unanimously.

**SITE PLAN FOR A-PLUS TIRE, 647 ANDERSON STREET, PARCEL 108.02, MONROE COUNTY TAX MAP 067, LOCATED ON THE SOUTH SIDE OF ANDERSON STREET, APPROXIMATELY 1.64 ACRES, ZONED C-3, FOR THE CONSTRUCTION OF A TIRE STORE (Sid Burrell, Applicant)**

Postponed at applicant's request.

**SITE PLAN FOR THE MARKET, 87 ENGLEWOOD ROAD, MONROE COUNTY TAX MAP 067K, GROUP B, PARCEL 001.00, LOCATED ON THE SOUTHEAST SIDE OF ENGLEWOOD ROAD JUST SOUTH OF OKLAHOMA STREET, 15,380 SQ.FT., ZONED C-3, FOR THE CONSTRUCTION OF A CONVENIENCE STORE (Daxabehen Patel, Applicant)**

Hawk presented the site plan and identified the following deficiencies:

1. The plan does not address stormwater detention or drainage;
2. A dumpster is shown in the rear of the building, which would require a garbage truck to back all the way out in order to exit the premises;
3. A loading area was initially shown in the rear of the building, but was removed because of questions of access. Loading for deliveries needs to be addressed;
4. The south entrance off Englewood Road is 18' wide and exceeds 150' in length. For fire access purposes the width must be a minimum of 20' and cannot exceed 150' in length;
5. Fire department access around the building is insufficient; and
6. The nearest fire hydrant is on a 2 ½" access line and does not have adequate pressure to fight a fire. A second hydrant on an adequately sized line exceeds the 400' minimum distance from the premises. A new fire hydrant is needed.

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A general discussion followed. Frank Thurston, representing the applicant, stated they were going to acquire a stormwater easement from the adjacent property.

Commissioner Saunders moved to table the site plan until all items have been addressed. Commissioner Garrett-Hensley seconded the motion and the motion passed unanimously.

**SITE PLAN FOR SKYWAY MARKET, 4815 HIGHWAY 68, PARCEL 172.01, MONROE COUNTY TAX MAP 067, PARCEL 172.01, LOCATED ON THE SOUTHEAST CORNER OF HIGHWAY 68 AND ISBILL ROAD, 1ACRE, ZONED C-3, TO ADD A DRIVE-THRU (Daxabehn Patel, Applicant)**

Withdrawn at applicant's request.

**REQUEST TO HEAR A PETITION OF REQUEST SUBMITTED BY RESIDENTS OF ISBILL ROAD AREA FOR A SIDEWALK TO BE CONSTRUCTED ON ISBILL ROAD BETWEEN HIGHWAY 411 AND HIGHWAY 68**

R.V. Ervin, Bruce Friedman, and James Queen spoke on behalf of the residents of the Isbill Road area. Staff presented a map of the area and described the existing land use of the area. A general discussion followed.

Commissioner Atkins moved to support the residents request for a sidewalk to the Mayor and Board of Aldermen. Commissioner Saunders seconded the motion and the motion passed unanimously.

**REQUEST TO REZONE A MAJORITY OF PARCEL 040.00, MONROE COUNTY TAX MAP 057, LOCATED ON THE SOUTH SIDE OF THE RAILROAD TRACK BETWEEN WAYMAN ROAD AND PEDIGO ROAD, APPROXIMATELY 79 ACRES, FROM R-1 LOW DENSITY RESIDENTIAL DISTRICT TO R-2 HIGH DENSITY RESIDENTIAL DISTRICT (James Lee, Applicant)**

Chairman Lee recused himself and Vice-Chairman Atkins chaired the meeting.

Hawk presented Ordinance 18-275-0. Chairman Lee explained the purpose of the request. A general discussion followed.

Commissioner D. Harrill moved to recommend approval of Ordinance 18-275-O to the Mayor and Board of Aldermen. Commissioner J. Harrill seconded the motion. The motion passed 6-0-1, with Chairman Lee abstaining.

**REQUEST TO REZONE PARCEL 040.05, MONROE COUNTY TAX MAP 057, 255 WAYMAN ROAD, APPROXIMATELY 2.29 ACRES, LOCATED ON THE SOUTH SIDE OF THE RAILROAD TRACK APPROXIMATELY 700 FEET SOUTHWEST OF WAYMAN ROAD, FROM R-1 LOW DENSITY RESIDENTIAL DISTRICT TO R-2 HIGH DENSITY RESIDENTIAL DISTRICT (James Lee, Applicant)**

Chairman Lee again recused himself and Vice-Chairman Atkins continued to chair the meeting.

Hawk presented Ordinance 18-276-0. Chairman Lee explained the purpose of the request. This site was the location of a group home and a new facility will be moving in. A general discussion followed.

Commissioner D. Harrill moved to recommend approval of Ordinance 18-276-O to the Mayor and Board of Aldermen. Commissioner J. Harrill seconded the motion. The motion passed 6-0-1, with Chairman Lee abstaining.

**OTHER BUSINESS**

Commissioner Saunders brought up Park Place subdivision and questioned when the top coat would be put down. The unfinished subdivisions were discussed in July 2017 and were given one-year to complete the roads. Tony Wilson will follow through on the issue. Hawk reported that she had written the owners of the Rocky Springs Acres development about completing the road in the development, but she had not heard back from them. By consensus, the commission asked Hawk to write a second letter to the owners of Rocky Springs Acres requesting that they come to the planning commission. The letter should state that no building permits will be issued for the development.

Commissioner Atkins questioned the growing number of junk cars being stored behind the Taco Bell next to Anytime Fitness.

**ADJOURN**

Commissioner Garrett-Hensley moved to adjourn. Commissioner Atkins seconded the motion and the meeting adjourned at 6:43 p.m. Hawk conducted a one-hour training session on proposed changes to the uses permitted within the different zoning districts of the *Madisonville Zoning Ordinance*.

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Secretary

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Date