

MINUTES
MADISONVILLE REGIONAL PLANNING COMMISSION
Tuesday, July 17, 2018

Members Present

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

Members Absent

Others Present

Ruth Viergutz Hawk, Planner
Greg Altum, Press

CALL TO ORDER AND APPROVAL OF MINUTES

Chairman Lee called the meeting to order at 6:00 p.m. Commissioner Atkins moved to approve of the June 19, 2018, minutes as presented. Commissioner Garrett-Hensley seconded the motion and the motion passed unanimously.

ELECTION OF OFFICERS – CHAIRMAN, VICE-CHAIRMAN, AND SECRETARY

Commissioner J. Harrill moved to keep the existing officers: James Lee – Chairman, Marilyn Atkins – Vice Chair, and Tony Wilson – Secretary. Commissioner D. Harrill 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 stated this had been sent back to the planning commission for more information. Commissioner Saunders stated the Board was concerned about the ability for sewer to handle the type of development that could occur on this land. Mayor Moser stated that the Board motion was to table the vote on this item to get additional information, but that it was not supposed to come back to the planning commission. Hawk stated that if that was the case, no action was needed. Chairman Lee stated he would attend the Board meeting to answer any questions.

DISCUSSION OF UNFINISHED SUBDIVISIONS

Hawk gave the commission an update on the four developments where the letters of credit to complete the streets and other infrastructure had expired in 2007 or 2008. Two of the developments, Park Place and Wind Chase Condos, are located within the City. The other two developments, Rocky Springs Acres and Lakeside Meadows, are located within the planning region.

Madisonville Planning Commission – Minutes
7/17/2018
Page 2

Last year the planning commission voted to establish a July 31, 2018, deadline for the developers of Park Place and Wind Chase Condos to complete the streets. To date the streets in Park Place have not been completed. Commissioner Wilson reported that Charles Plemons, owner of Park Place subdivision, knows that he cannot get any building permits until the road work in the subdivision is complete. Commissioner Wilson stated he will have Jay Howard inspect Wind Chase Boulevard to determine if the street can be accepted by the City.

Hawk stated that she has written a second letter to the developers of Rocky Springs Acres, Oak Valley Builders, but has not heard anything. Rocky Springs Acres could be reconfigured so as to eliminate the need to build the new road and for the lots to access the existing public roads. Lakeside Meadows is now owned by First Bank. Hawk spoke with Ron Humphreys, First Bank, in January and at that time the bank had no plans for the unfinished subdivision. Hawk was recently notified that a single buyer is looking at the feasibility of purchasing Lakeside Meadows and making changes to the original plans.

OTHER BUSINESS

None

ADJOURN

Mayor Moser moved to adjourn. Commissioner Wilson seconded the motion and the meeting adjourned at 6:21 p.m. Hawk conducted a one-hour training session on proposed changes to the different zoning districts of the *Madisonville Zoning Ordinance*.

Secretary

Date