

MINUTES
MADISONVILLE REGIONAL PLANNING COMMISSION
Tuesday, August 21, 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
Sara VanLandingham
Sid Burrell, Jr.
Kelly Burrell
Frank Thurston
Mike Callahan

CALL TO ORDER AND APPROVAL OF MINUTES

Chairman Lee called the meeting to order immediately following the Board of Zoning Appeals meeting at 6:07 p.m. Commissioner Garrett-Hensley moved to approve of the July 17, 2018, minutes as presented. Commissioner Atkins 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)

Hawk presented the site plan and reviewed the following outstanding items:

1. Provide additional detail on the “future storage” (indoor/outdoor/roofed/open-aired, content, etc.).
2. Provide minimum access to parking space #31. As shown it is blocked;
3. Indicate distance dimension of driveway aisle on east side of building;
4. Provide minimum access to parking spaces #27-30. Based on the submitted turning radius template of semi-trailers, they cannot be accessed;
5. Increase the landscape island at parking space #26 to 5’ wide the full length of the parking space;
6. Provide minimum space between lot lines and buildings for future outdoor storage (IFC 3405);
7. Provide minimum clearance for fire access around the building (IFC 503.1.1); and
8. Provide minimum required access in the storage yard (IFC 3406.2).

A general discussion followed. Sara VanLandingham, Madisonville Fire Department, answered questions regarding the fire code requirements.

Commissioner Saunders moved to approve the site plan subject to addressing the above eight (8) items. Mayor Moser seconded the motion and the motion passed unanimously.

AMENDMENT TO CHAPTER 2. ZONING CODE, SECTION 11-203. DEFINITIONS, TO ADD AND AMEND DEFINITIONS FOR NEW TERMS USED IN THE ORDINANCE, MADISONVILLE ZONING ORDINANCE

Hawk presented Ordinance 18-278-O. Hawk recommended approval of the ordinance. A general discussion followed.

Commissioner Wilson moved to recommend approval of Ordinance 18-278-O to the Mayor and Board of Aldermen. Commissioner Atkins seconded the motion and the motion passed 8-0.

AMENDMENT TO CHAPTER 3. GENERAL PROVISIONS, SECTIONS 11-305. THROUGH 11-310., TO AMEND THE PERMITTED USES AND AREA REQUIREMENTS WITHIN EACH ZONING DISTRICT, MADISONVILLE ZONING ORDINANCE

Hawk presented Ordinance 18-279-O. Hawk recommended approval of the ordinance. A general discussion followed.

Commissioner Wilson moved to recommend approval of Ordinance 18-279-O to the Mayor and Board of Aldermen. Commissioner J. Harrill seconded the motion and the motion passed 8-0.

AMENDMENT TO CHAPTER 4. SUPPLEMENTARY PROVISIONS APPLYING TO ALL DISTRICTS, SECTION 11-402. CUSTOMARY HOME OCCUPATIONS, TO UPDATE HOME OCCUPATION REQUIREMENTS, MADISONVILLE ZONING ORDINANCE

Hawk presented Ordinance 18-280-O. Hawk recommended approval of the ordinance. A general discussion followed.

Commissioner J. Harrill moved to recommend approval of Ordinance 18-280-O to the Mayor and Board of Aldermen. Commissioner Atkins seconded the motion and the motion passed 8-0.

AMENDMENT TO CHAPTER 4. SUPPLEMENTARY PROVISIONS APPLYING TO ALL DISTRICTS, SECTION 11-403. OFF-STREET PARKING REGULATIONS, TO ADD PARKING REQUIREMENTS FOR NEW USES LISTED IN THE ZONING DISTRICTS, MADISONVILLE ZONING ORDINANCE

Madisonville Planning Commission – Minutes
8/21/2018
Page 3

Hawk presented Ordinance 18-281-O. Hawk recommended approval of the ordinance. A general discussion followed.

Commissioner J. Harrill moved to recommend approval of Ordinance 18-281-O to the Mayor and Board of Aldermen. Commissioner D. Harrill seconded the motion and the motion passed 8-0.

DISCUSSION OF UNFINISHED SUBDIVISIONS

Hawk reported that the street in Windchase subdivision has already been inspected and accepted by the City. Hawk also reported that the prospective buyers for Lakeside Meadows subdivision are continuing to conduct their due diligence to pursue purchase of the failed subdivision.

OTHER BUSINESS

None

ADJOURN

Commissioner Saunders moved to adjourn. Commissioner Atkins seconded the motion and the meeting adjourned at 7:00 p.m.

Secretary

Date