

MINUTES
MADISONVILLE REGIONAL PLANNING COMMISSION
Tuesday, October 16, 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
Ron Summers
Eric Mickeliunas
Frank Thurston
Tim Maxwell

CALL TO ORDER AND APPROVAL OF MINUTES

Chairman Lee called the meeting to order immediately following the Board of Zoning Appeals meeting at 6:02 p.m. Commissioner Saunders moved to approve of the August 21, 2018, minutes as presented. Commissioner Wilson seconded the motion and the motion passed unanimously.

REQUEST TO REZONE A PORTION OF PARCEL 102.00, MONROE COUNTY TAX MAP 067, LOCATED ON THE NORTH SIDE OF HIGHWAY 68 APPROXIMATELY 950 FEET EAST OF WARREN STREET, ACROSS FROM THE JUSTICE CENTER, APPROXIMATELY 4.7 ACRES, FROM R-2 HIGH DENSITY RESIDENTIAL DISTRICT TO C-3 HIGHWAY BUSINESS DISTRICT (Tim Maxwell, Applicant)

Hawk presented the rezoning request and Ordinance 18-285-O. A general discussion followed.

Commissioner Saunders moved to recommend approval of Ordinance 18-285-O to the Mayor and Board of Aldermen. Commissioner Atkins seconded the motion and the motion passed unanimously.

FINAL PLAT OF ROLLING MEADOWS SUBDIVISION, PARCEL 006.04, MONROE COUNTY TAX MAP 069, LOCATED ON THE EAST SIDE OF LITTLE NOTCHEY CREEK ROAD, APPROXIMATELY 1,300 FEET SOUTH OF POVO ROAD, IN THE PLANNING REGION, TO SUBDIVIDE INTO FOUR PARCELS, 5.28 ACRES (Dan Watson, Dave Gatchel, and James Lee, Applicants)

Hawk distributed copies of the plat and reported that the plat complied with all the minimum requirements and recommended approval subject to obtaining the appropriate signatures. A general discussion followed.

Commissioner J. Harrill moved to approve the plat subject to obtaining the appropriate signatures. Mayor Moser seconded the motion and the motion passed 7-0-1, with Chairman Lee abstaining.

FINAL PLAT OF PANDA WOODS SUBDIVISION, PARCEL 006.02, MONROE COUNTY TAX MAP 069, LOCATED ON THE EAST SIDE OF LITTLE NOTCHEY CREEK ROAD, APPROXIMATELY 2,500 FEET SOUTH OF POVO ROAD, IN THE PLANNING REGION, TO SUBDIVIDE INTO FOUR PARCELS, APPROXIMATELY 5 ACRES (Dan Watson, Dave Gatchel, and James Lee, Applicants)

Hawk distributed copies of the plat and reported that the plat complied with all the minimum requirements and recommended approval subject to obtaining the appropriate signatures. A general discussion followed.

Commissioner D. Harrill moved to approve the plat subject to obtaining the appropriate signatures. Commissioner J. Harrill seconded the motion and the motion passed 7-0-1, with Chairman Lee abstaining.

FINAL PLAT OF THE ABERNATHY, BLAIR, HEWITT & SUMMERS PROPERTIES, PARCELS 099.24, 099.58, 099.22, AND 099.57, MONROE COUNTY TAX MAP 047, LOCATED ON THE EAST SIDE OF BOWERS ROAD, APPROXIMATELY 1,700 FEET NORTH OF NILES FERRY ROAD, IN THE PLANNING REGION, APPROXIMATELY 6.28 ACRES, AND VARIANCE REQUESTS FROM THE MADISONVILLE SUBDIVISION REGULATIONS, ARTICLE III., A., 15. PRIVATE STREETS, RESERVE STRIPS, AND EASEMENTS, PUBLIC STREET FRONTAGE REQUIREMENT, AND FROM ARTICLE III., C., 2. ARRANGEMENT, MINIMUM ROAD FRONTAGE REQUIREMENT (Ron Summers, Applicant)

Hawk presented the plat. This land was illegally subdivided by deed off a 30' wide implied access easement. Houses have been constructed on three of the four lots. It is not possible to increase the width of the access easement to 50' because of the location of the existing buildings. In order for the fourth owner to obtain financing to construct a home, the lender is requiring the land to be platted with a defined access easement and for a private road maintenance agreement to be prepared and recorded.

Hawk recommended approval of the plat and the variance requests with the condition that a private road maintenance agreement be prepared and recorded and that the appropriate signatures be obtained. Although not an ideal situation, this process will ensure the shared access easement is maintained. A general discussion followed.

Madisonville Planning Commission – Minutes
10/16/2018
Page 3

Mayor Moser moved to approve the plat and the variances requests with the condition that a road maintenance agreement be prepared and recorded and that the appropriate signature be obtained. Commissioner Atkins seconded the motion and the motion passed unanimously.

OTHER BUSINESS

None

ADJOURN

Commissioner Wilson moved to adjourn. Commissioner D. Harrill seconded the motion and the meeting adjourned at 6:20 p.m.

Secretary

Date