

MINUTES
MADISONVILLE REGIONAL PLANNING COMMISSION
Tuesday, March 19, 2019

Members Present

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

Members Absent

James Lee, Chairman
Jack Harrill

Others Present

Ruth Viergutz Hawk, Planner
Greg Altum, Press
Sarah VanLandingham

CALL TO ORDER AND APPROVAL OF MINUTES

Vice-Chair Atkins called the meeting to order at 6:00 p.m. Commissioner Garrett-Hensley moved to approve the February 19, 2019, minutes as presented. Commissioner Saunders seconded the motion and the motion passed unanimously.

FINAL PLAT OF PARCELS 028.00 AND 030.00, MONROE COUNTY TAX MAP 056, LOCATED ON THE SOUTH SIDE OF OLD HIGHWAY 68 BETWEEN THOMPSON AND OLD SWEETWATER ROADS, TO PROPERLY LOCATE DEEDED PROPERTY LINES FOR PARCEL 028.00, 2.07 ACRES, AND VARIANCE REQUEST FROM THE MADISONVILLE SUBDIVISION REGULATIONS, ARTICLE III., A., 15. PRIVATE STREETS, RESERVE STRIPS, AND EASEMENTS, LOCATED IN THE PLANNING REGION (Barbara and Robert Brimer, Applicant)

Hawk presented the plat. The original deed for the property is in the wrong location. The purpose of this plat is accurately locate the property lines as originally intended and then ultimately do a deed of correction. The current driveway serving the existing house goes past existing farm buildings and therefore, cannot meet the minimum fifty (50) foot access easement width. The applicants are requesting a twenty (20) foot wide access easement. Hawk recommended approval of the plat and approval of the thirty (30) foot variance request from the minimum fifty (50) foot wide access easement because this is correcting an existing situation. A general discussion followed.

Commissioner Saunders moved to approve the plat and the variance request. Commissioner Garrett-Hensley seconded the motion and the motion passed unanimously.

VARIANCE REQUEST FROM THE MADISONVILLE SUBDIVISION REGULATIONS, ARTICLE III., C., 2. ARRANGEMENT, FOR THE SUBDIVISION OF PARCEL 043.02, MONROE COUNTY TAX MAP 068, LOCATED ON THE WEST SIDE OF PONDEROSA DRIVE, MOUNTAIN VALLEY ESTATES, TO SUBDIVIDE 5.44 ACRES INTO TWO PARCELS, LOCATED IN THE PLANNING REGION (Eric Mickeliunas, Applicant)

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Hawk presented the request. The applicant's client owns Parcel 043.02, which is 5.44 acres. The parcel fronts on Ponderosa Drive at two locations. The first location has 50' of road frontage and the second location has 39.27' of road frontage. The owners are interested in subdividing the land into two lots. They are requesting a variance from the minimum 50' of road frontage at the second location, which has 39.37' of road frontage. If the commission approves the variance, the applicant will prepare a subdivision plat for the property owner. Hawk recommended approval of the variance request because due to the future lot configuration, it would not be feasible to further subdivide the lot. A general discussion followed.

Commissioner Saunders moved to approve the road frontage variance so that one of the lots would have 39.37' feet of road frontage. Commissioner Wilson seconded the motion and the motion passed unanimously.

REPORT ON ROCKY SPRINGS ACRES RESUBDIVISION PLAT

At last month's planning commission meeting, a neighboring resident stated that he thought he owned a strip of land between the Rocky Spring Acres subdivision land and Atkins Lane and that it was not appropriate for the commission to allow the lots in Rocky Springs Acres to access Atkins Lane. Hawk reported that upon researching the deeds and previous plats of the land located on both sides of Atkins Lane, in speaking with two surveyors about the situation, in speaking with Steve Teague, County Road Superintendent, and in speaking with Jerome Melson, Monroe County's and Madisonville's attorney, she found that there was no remnant strip of land located on the north side of Atkins Lane that would prevent the lots in Rocky Springs Acres from accessing Atkins Lane. A general discussion followed. No action was taken.

OTHER BUSINESS

Hawk reported that the County would soon be requesting the City of Madisonville to annex the new Monroe County Justice Center. By State law, the county's courts are required to be located within the County Seat. A general discussion followed. No action was taken.

ADJOURN

Mayor Moser moved to adjourn. Commissioner Garrett-Hensley seconded the motion and the meeting adjourned at 6:15 p.m.

Secretary

Date