

MINUTES
MADISONVILLE REGIONAL PLANNING COMMISSION
Tuesday, November 19, 2019

Members Present

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

Members Absent

Others Present

Ruth Viergutz Hawk, Planner
Greg Altum, Press
Frank Thurston
Wanda Littreal
Dean Littreal

CALL TO ORDER AND APPROVAL OF MINUTES

Chairman Lee called the meeting to order at 6:00 p.m. Commissioner Atkins moved to approve the October 15, 2019, minutes as presented. Commissioner Garrett-Hensley seconded the motion and the motion passed unanimously.

RESUBDIVISION OF PARCEL 129.00, MONROE COUNTY TAX MAP 057, LOCATED ON THE NORTH SIDE OF NILES FERRY ROAD 1,100 FEET EAST OF TWELVE OAKS DRIVE, TO CREATE .57 ACRE LOT, AND VARIANCE REQUEST FROM THE MADISONVILLE SUBDIVISION REGULATIONS, ARTICLE III., A., 6. ADDITIONAL WIDTH ON EXISTING STREETS, FROM REQUIREMENT TO PROVIDE ADDITIONAL RIGHT-OF-WAY, LOCATED IN THE PLANNING REGION (Sam and Janice Jones, Applicants)

Chairman Lee presented the plat and the variance request. A general discussion followed. Hawk stated she did not support the variance request from the requirement to provide additional right-of-way on Niles Ferry Road.

Commissioner J. Harrill moved to approve the variance. Commissioner Saunders seconded the motion and the motion passed unanimously.

PRELIMINARY PLAT OF PARK VIEW SUBDIVISION – PHASE II, A PORTION OF PARCEL 002.00, MONROE COUNTY TAX MAP 079, LOCATED ON THE EAST SIDE OF SOUTHGATE ROAD AND NORTH SIDE OF HIGHWAY 411, ACROSS FROM KEFAUVER PARK, APPROXIMATELY 27 ACRES, ZONED R-1, TO SUBDIVIDE INTO 10 LOTS (Jerry Sloan, Applicant)

Postponed at applicant's request

AMENDMENT TO CHAPTER 2. ZONING CODE, SECTION 11-408. SIGNS AND BILLBOARDS, 5. HIGHWAY BUSINESS DISTRICT, TO AMEND THE NUMBER OF PERMITTED WALL SIGNS

Madisonville Planning Commission – Minutes
11/19/2019
Page 2

Hawk presented Ordinance No. 19-304-O, which amends the number of wall signs permitted for freestanding businesses and tenants within a multiple use building. Currently the requirements stipulate one sign per wall. This amendment would permit any number of wall signs, but the total square footage of sign area permitted would not be changed. A general discussion followed. Hawk recommended approval of Ordinance No. 19-304-O.

Commissioner Saunders moved to recommend approval of Ordinance No. 19-304-O to the Board of Mayor and Aldermen. Commissioner Atkins seconded the motion and the motion passed unanimously.

OTHER BUSINESS

Hawk reported that the commercial rezoning request that the planning commission acted on last month (Hwy 411 east of Kefauver Park) has been postponed at the applicant's request. The owner has a potential buyer that has different needs than a commercial zoning designation.

Mayor Moser brought up the process of the naming of Kefauver Park Road. He asked if speed bumps could be constructed on a street with the suffix "Road". Hawk stated that the name of the road does not dictate if a speed bump, hump, or table could be constructed. Traffic volumes and speed dictate such construction. Hawk recommended that if the City wishes to construct speed bumps, humps, or tables on Kefauver Park Road because of the safety of users of adjacent Kefauver Park, the City should consult with an engineering firm to make that determination.

Mayor Moser asked about compiling a street list for Madisonville and if this is something that would go before the planning commission. Hawk stated she would put this item on her work program. The street list would be presented to the planning commission for recommendation of approval to the Board of Mayor and Aldermen. Once completed, the list would ensure the City knows its obligations for road maintenance and can keep inventory of work completed and work needed.

ADJOURNMENT

Commissioner Atkins moved to adjourn. Mayor Moser seconded the motion and the meeting adjourned at 6:23 p.m. Hawk conducted a training session on Zoning Ordinance requirements.

Secretary

Date