

**MINUTES**  
**MADISONVILLE REGIONAL PLANNING COMMISSION**  
**Tuesday, January 21, 2020**

**Members Present**

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

**Members Absent**

Glenn Moser, Mayor

**Others Present**

Ruth Viergutz Hawk, Planner  
Sara VanLandingham, Codes  
Greg Altum, Press

**Citizens:** Shirley Carson, Frank Thurston, Bill Howe, Jerry Sloan, Michael Atton, Desiree Atton, Brenda Cass, Brei Cass, Lisa Carver, Greg Carver, Chris Gee, Linda Whited

**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 November 19, 2019, minutes as presented. Commissioner Garrett-Hensley seconded the motion and the motion passed 5-0, Commissioner J. Harrill having not yet arrived.

**RESUBDIVISION OF PARCEL 012.00, GROUP D, MONROE COUNTY TAX MAP 056M, LOCATED ON THE NORTH SIDE OF OLD CEMETERY ROAD, ZONED R-1, TO ADD HALF OF 21' ALLEY TO PARCEL 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 (Lakesha Carson, Applicant)**

Hawk and Chairman Lee presented the plat. Hawk explained that the purpose of this plat is to add part of the alley to their parcel. The alley abandonment request came through the planning commission several months ago. The property owner is requesting a variance from the requirement to provide additional right-of-way on Old Cemetery Road. There is 20' to the centerline and the Subdivision Regulations require 25' from centerline. A general discussion followed.

Commissioner Saunders moved to approve the five (5) foot variance request from the right-of-way width and the plat meeting all other requirements. Commissioner Atkins seconded the motion and the motion passed unanimously.

**RESUBDIVISION OF PARCEL 033.00, GROUP A, MONROE COUNTY TAX MAP 067C, LOCATED ON THE NORTH SIDE OF TOOMEY LANE AT WARREN STREET, ZONED R-1, TO CREATE .56 ACRES LOT, AND VARIANCE REQUEST FROM THE MADISONVILLE SUBDIVISION REGULATIONS, ARTICLE III., C., 2. ARRANGEMENT, FROM REQUIREMENT THAT EACH LOT MUST FRONT FOR A**

**MINIMUM FIFTY (50) FEET UPON A PUBLIC STREET OR ROAD (Hill Top Baptist Church, Applicant)**

Hawk and Chairman Lee presented the plat and the variance request. Lot 2 would have 17' of road frontage on Warren Street rather than the required 50' of road frontage. A general discussion followed, including the status of Rogers Lane. Rogers Lane, a private access easement that runs through the church parking lot from Toomey Lane, would run adjacent to Lot 2. Chris Gee, Pastor, stated that the church wanted to sell Lots 2 and 3 to raise money for maintenance of the church building.

Commissioner J. Harrill moved to approve the thirty-three (33) foot variance request from the fifty (50) foot road frontage requirement for Lot 2 and the plat meeting all other requirements. Commissioner Atkins seconded the motion and the motion passed 5-0-1, with Commissioner Saunders abstaining.

**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 KEFAUVER PARK ROAD AND NORTH SIDE OF HIGHWAY 411, ACROSS FROM KEFAUVER PARK, APPROXIMATELY 27 ACRES, ZONED R-1 AND C-3, TO SUBDIVIDE INTO 10 LOTS (Jerry Sloan, Applicant)**

Hawk presented the preliminary plat and reviewed the major outstanding items, which included the following:

1. Water and sewer needed to be extended to Lot 27;
2. Fire hydrants are shown to be tied to the sewer line and not a water line;
3. A 6" water line is needed along 411 to accommodate the fire hydrants and water service;
4. Include proposed and existing line sizes for all utilities;
5. Add a note stating that a pump system is required to access sewer on all lots; and
6. Add a fire hydrant in front of Lot 26 or Lot 27.

A general discussion followed.

Commissioner Saunders moved to approve the preliminary plat subject to the plat meeting all requirements of the Subdivision Regulations for a preliminary plat. Commissioner J. Harrill seconded the motion and the motion passed unanimously.

**AMENDMENT TO THE MADISONVILLE MUNICIPAL CODE, TITLE 14, CHAPTER 1, MUNICIPAL PLANNING COMMISSION, SECTION 14-101. CREATION AND MEMBERSHIP, TO REDUCE THE NUMBER OF PLANNING COMMISSION MEMBERS FROM NINE (9) TO SEVEN (7)**

Hawk presented Ordinance 20-306-O, which reduces the number of planning commission members from nine (9) to seven (7). Hawk reported that she had generated this ordinance at the request of Mayor Moser. A general discussion followed.

Commissioner Garrett-Hensley moved to recommend approval of Ordinance 20-306-O to the Board of Mayor and Aldermen. Commissioner Saunders seconded the motion and the motion passed unanimously.

**AMENDMENT TO THE MADISONVILLE ZONING ORDINANCE, CHAPTER 3., SECTION 11-303. APPLICATION OF DISTRICT REGULATIONS, TO CLARIFY THAT USES THAT ARE NOT EXPRESSLY PERMITTED ARE PROHIBITED IN THE ZONING DISTRICTS**

Hawk presented Ordinance 20-307-O, which amends zoning district introductory section clarifying that uses that are not expressly permitted within the zoning districts are prohibited. A general discussion followed.

Commissioner Saunders moved to recommend approval of Ordinance 20-307-O to the Board of Mayor and Aldermen. Commissioner Atkins seconded the motion and the motion passed unanimously.

**OTHER BUSINESS**

Hawk reported that the small cell representative, Tilson, had requested further feedback and guidance from the planning commission regarding three (3) sites previously discussed. They are as follows:

1. Toomey CRAN 5 N (Patterson Street at Highway 411): Would a breakaway pole five (5) feet from the edge of pavement be acceptable given that there is only 32' of right-of-way and 20' wide pavement?
2. Madisonville CRAN 1 N (Isbill Road at Chota Healthcare entrance): Would a breakaway pole five (5) feet from the edge of pavement be acceptable given the limited right-of-way width?
3. Hill St CRAN 1 N (Monroe Street immediately south of the railroad): This is an alternative location from the previous location which was in front of the school in the middle of the sidewalk. Would a breakaway pole between the sidewalk and the edge of pavement be acceptable?

A general discussion followed.

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By consensus, the commission agreed that in all three locations the poles should be set back to meet the minimum clear zone. At the Hill St CRAN 1 N location, the pole should be set behind the sidewalk. Hawk will report back to Tilson on the commission's action.

**ADJOURNMENT**

Commissioner Atkins moved to adjourn. Commissioner J. Harrill seconded the motion and the meeting adjourned at 6:41 p.m.

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Secretary

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Date