

MINUTES
MADISONVILLE REGIONAL PLANNING COMMISSION
Tuesday, May 19, 2020

Members Present

Marilyn Atkins, Vice Chair
Linda Garrett-Hensley, Sec.
Glenn Moser, Mayor
Don Harrill
Susan Saunders

Members Absent

James Lee, Chairman
Jack Harrill

Others Present

Ruth Viergutz Hawk, Planner
Sara VanLandingham
Greg Altum, Press

Citizens: Mike Black, Tanesha Black, Ron Hensley, Byron Goodman, Jason Blair, and Randolph Hunter

CALL TO ORDER AND APPROVAL OF MINUTES

Vice-Chairman Atkins called the meeting to order at 6:00 p.m. Commissioner Saunders moved to approve the February 18, 2020, minutes as presented. Mayor Moser seconded the motion and the motion passed unanimously.

FINAL PLAT OF HENSLEY LAND ON THE EAST SIDE OF TURNPIKE ROAD, 230 FEET SOUTH OF HUNTERS RIDGE ROAD, PARCEL 079.00, TAX MAP 091, 9.72 ACRES, TO CREATE 6 LOTS, LOCATED IN THE PLANNING REGION (Ronald Hensley, Applicant)

Hawk presented the plat and explained that the surveyor had not yet had an opportunity to make the needed changes. Mr. Hensley, however, agreed with the changes. A general discussion followed. Hawk recommended approval of the final plat subject to addressing the following items:

1. Showing Hunters Ridge Road on the location map;
2. Adding a lot number to the 5.65 acre lot (lot 6);
3. Including all of Lot 6 as part of this plat;
4. Including the lot located south of Lot 5 that was originally surveyed out by Brent Cofer, but the plat was never recorded (Lot 7); and
5. Obtaining the appropriate signatures.

Commissioner Saunders moved to approve the final plat subject to addressing items #1-5. Commissioner Harrill seconded the motion and the motion passed unanimously.

REQUEST FOR AMENDMENT TO CHAPTER 2. ZONING CODE, SECTION 11-308. C-2 CENTRAL BUSINESS DISTRICT, TO ADD RESIDENTIAL AS AN ALLOWED USE (Byron Goodman/Graduate Hall, Applicant)

Hawk explained the request to add residential dwellings units/apartments as an allowed use within the C-2 District. Hawk explained that if residential was added as a permitted use, the

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commission needed to understand how this affects building and fire codes and the cost of creating such dwelling units. Hawk also explained that different development criteria, such as requiring ground floors to remain commercial, could be established as part of the amendment.

Sara VanLandingham gave a power point presentation explaining minimum building and fire codes, minimum fire separation requirements between different uses in the same building, and costs associated with such requirements if they chose to add residential as an allowed use. A general discussion followed.

Mayor Moser moved to recommend the addition of apartments, day cares, and group homes as allowed uses within the C-2 District provided all building and fire codes are met and for Hawk to prepare an ordinance with such amendment for the Mayor and Board of Aldermen. Commissioner Garrett-Hensley seconded the motion and the motion passed unanimously.

UPDATE ON SMALL CELL 5G APPLICATION

Hawk reported that Tilson had submitted a revised location for the Hill Street CRAN 001 small cell site on the west side of Monroe Street behind City Hall adjacent to the railroad track in late March. The revised location for the small cell tower met the minimum clear zone requirements as approved by the planning commission and because the commission did not meet in April, Hawk approved the revised location. The new pole will be located 11.4 feet from the edge of pavement and behind the sidewalk. The commission concurred.

OTHER BUSINESS

Hawk reported that she had incorporated all the zoning ordinance text amendments that had been approved by the Mayor and Board of Aldermen since the last printing of the zoning ordinance and printed a new edition of the ordinance. This latest edition of the *Madisonville Zoning Ordinance* is posted on the <http://monroeplanning.com> website.

Hawk reported that she had also incorporated all the subdivision regulations amendments that had been approved by the planning commission into the subdivision regulations and printed a new edition of the regulations. This latest edition of the *Madisonville Subdivision Regulations* is posted on the <http://monroeplanning.com> website.

Hawk reported that the zoning map has also been amended to include all the rezonings and annexations that have occurred since 2012. The revised map is also posted on the website.

Commissioner Saunders announced that the City had hired a new GIS person to map all the utilities.

ADJOURNMENT

Mayor Moser moved to adjourn. Commissioner Garrett-Hensley seconded the motion and the meeting adjourned at 6:49 p.m.

Secretary

Date