

MINUTES
MADISONVILLE REGIONAL PLANNING COMMISSION
February 21, 2023

<u>Members Present</u>	<u>Members Absent</u>	<u>Others Present</u>
Marilyn Atkins	Ed Dawson	Laura Smith, Planner
Susan Saunders		Greg Altum, The Buzz
Linda Garrett-Hensley		Tracy Tolley, ETDD
Gus Davis		Marde and Joe Soutullo
Jay Howard		Michael Ogle
James Lee		Bruce Henry
		Chuck Whited

CALL TO ORDER AND APPROVAL OF MINUTES

Chairman, James Lee called the meeting to order at 5:00 p.m. Meeting minutes for the January 17, 2023 meeting were unanimously approved on a motion by Susan Saunders seconded by Marilyn Atkins.

SUBDIVISION PLAT, 2 LOTS, APPLICANT MICHAEL OGLE, PROPERTY OWNER BRUCE HENRY, WILSHAW MEADOWS, WILSHAW COURT AND SUGAR MAPLE COURT, TAX MAP 080G GROUP A, PARCEL 038.0, HOMEOWNERS ASSOCIATION AND PARCEL 60.0, APPROXIMATELY 30 ACRES, MADISONVILLE PLANNING REGION

Mr. Michael Ogle, surveyor, stated that the property owner wanted to expand the common area, which required moving property lines and therefore triggered submittal and consideration of the plat. Ownership of the common area would be transferred to the HOA. The existing 12 lots sold met the 50% threshold to turn over to the HOA, and the reason for the new plat.

ACTION

Ms. Atkins moved to approve which was seconded by Ms. Saunders and approved unanimously.

SITE PLAN, MONROE COUNTY FRIENDS OF ANIMALS, APPLICANT AND PROPERTY OWNER, MONROE COUNTY FRIENDS OF ANIMALS, KEFAUVER LANE, TAX MAP 067 PARCEL 212.09, C-3, HIGHWAY BUSINESS DISTRICT, APPROXIMATELY 3.27 ACRES

Chuck Whited presented the site plan for the Monroe County Friends of Animals. He stated that the property had sewer, gas, water, and electricity. Setbacks were shown, as well as loading and unloading. Stormwater, grading, and drainage were shown. A walking trail was shown; the walking trail was for exercising the animals in the animal shelter, not for public use. Landscaping is seed and straw and trees and shrubs would be donated. The grading and drainage plan was submitted and a NOC from TDEC has been obtained. The utilities departments are ok with plan. MCFA's board will hopefully approve the construction at the next meeting.

ACTION

Mayor Davis made a motion to approve the site plan. Ms. Garrett-Hensley seconded the motion, and the motion was approved unanimously.

DISCUSSION REQUEST OF ISBILL ROAD, MARDE SOUTULLO, 475 ISBILL RD.

Ms. Marde Soutullo expressed concerns regarding the ability of Isbill Road to accommodate a proposed 204 lot subdivision, and wanted to know if the City would require any improvements to Isbill Road as a part of approval of the subdivision plat. Ms. Soutullo expressed concerns that the road was too narrow, and that if additional ROW was required/needed, the residents in this area would lose a portion of their front yards. Ms. Smith stated that only the preliminary plat had been approved at this point, and that the ROW of Isbill Road was 40 feet.

ADJOURNMENT

The meeting adjourned at 5:17 p.m.

Secretary

Date