

MINUTES
VONORE MUNICIPAL/REGIONAL PLANNING COMMISSION
June 6, 2017

Members Present

Allen Cansler, Chair
Mike Garren, Sec.
Bob Lovingood, Mayor
Harold Davis
Jennifer Wiggins

Members Absent

Tom Sundstrom

Others Present

Ruth Viergutz Hawk, Planner
Greg Altum, The Buzz
Greg Kuth

CALL TO ORDER AND APPROVAL OF MINUTES

Chairman Cansler called the meeting to order immediately following the Board of Zoning Appeals meeting at 6:03 p.m. Commissioner Garren moved to approve the minutes of April 4, 2017. Commissioner Davis seconded the motion and the motion passed 4-0, with Commissioner Wiggins having not yet arrived.

RESUBDIVISION OF PARCEL 001.03, MONROE COUNTY TAX MAP 028, LOCATED ON THE NORTH SIDE OF OLD SLAG ROAD JUST WEST OF ELLIS STREET, 615 OLD SLAG ROAD, ZONED R-2, .8 ACRES, INTO TWO LOTS AND VARIANCE REQUEST FROM THE *VONORE SUBDIVISION REGULATIONS, ARTICLE III, SECTION C., LOTS, 1., REQUIREMENT OF 50 FEET OR ROAD FRONTAGE (Amanda Murphy, Applicant)*

Staff presented the plat. There are currently two residences on Parcel 001.03. The owner is wishing to subdivide out the back residence for a family member. In order to meet the minimum side yard setback requirements for the house on Lot 1, Lot 2 only has thirty (30) feet of road frontage. A minimum of fifty (50) feet is required. The purpose of the fifty (50) foot road frontage requirement is that if there is further subdivision in the future, there is adequate width to construct a road. In this case, Lot 2 is only .39 acres, which is too small to further subdivide.

Commissioner Garren moved to approve the twenty (20) foot road frontage variance and to approve the plat. Commissioner Davis seconded the motion and the motion passed 4-0, with Commissioner Wiggins having not yet arrived.

DISCUSSION OF THE *VONORE ZONING ORDINANCE, THE PERMITTED USES WITHIN EACH ZONING DISTRICT, AND BUILDING SETBACK REQUIREMENTS*

Staff distributed copies of proposed new definitions for the zoning ordinance and a summary of recommended amendments to the permitted uses, special exceptions, and building setbacks for each of the zoning districts and modifications to the site plan requirements. A general discussion followed. Staff will incorporate the discussed changes and bring the ordinance amendments back to the commission for vote at the August meeting. No action was taken.

OTHER BUSINESS

Greg Kuth, Gun Ridge Road resident, showed flooding pictures of land bound by Gun Ridge Road and Walnut Grove Road that was recently subdivided into 5 acre tracts. This is located within the Vonore planning region. Mr. Kuth expressed concerns of further subdivision of the property and septic approvals. The failed development at the corner of Lakeside and Kincaid Roads, which is nearby, was also discussed.

ADJOURNMENT

Commissioner Garren moved to adjourn. Commissioner Lovingood seconded the motion and the motion passed unanimously and the meeting adjourned at 6:51 p.m.

Secretary

Date