

MINUTES
VONORE MUNICIPAL/REGIONAL PLANNING COMMISSION
December 4, 2018

Members Present

Allen Cansler, Chair
Tom Sundstrom, Sec.
Harold Davis
Greg Fowler
Michael Moore
Tim Swafford

Members Absent

Bob Lovingood, Mayor

Others Present

Ruth Viergutz Hawk, Planner
Greg Altum, The Buzz
Louise Couch

CALL TO ORDER AND APPROVAL OF MINUTES

Chairman Cansler called the meeting to order at 6:04 p.m. Commissioner Davis moved to approve the minutes of November 5, 2018. Commissioner Fowler seconded the motion and the motion passed unanimously.

RESUBDIVISION OF PARCEL 057.00, MONROE COUNTY TAX MAP 048, LOCATED AT THE END OF TOQUA ROAD ON THE WEST SIDE, 416 TOQUA ROAD, LOCATED WITHIN THE PLANNING REGION, 1.83 ACRES INTO TWO LOTS, AND VARIANCE REQUEST FROM THE VONORE SUBDIVISION REGULATIONS, ARTICLE III., SECTION C. LOTS, 1., REQUIREMENT OF 50 FEET OF ROAD FRONTAGE (Louise Couch, Applicant)

Hawk presented the plat. The owner is getting her will in order and is wishing to subdivide out the back portion of the lot for one of her daughters. In order to meet the minimum side yard setback requirements for the existing house and garage on Lot 1, Lot 2 only has thirty-five (35) 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 1.05 acres, which is too small to build a road to further subdivide. A general discussion followed.

Commissioner Davis moved to approve the fifteen (15) foot road frontage variance request and to approve the plat subject to meeting all the minimum requirements. Commissioner Swafford seconded the motion and the motion passed unanimously.

OTHER BUSINESS

Hawk stated that the next planning commission meeting was scheduled for January 1, 2019. By consensus the commission agreed that there would be no planning commission meeting in January. If a meeting is necessary, Hawk will coordinate with the commissioners for a different meeting date.

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Hawk reported that she and Tim Swafford had met with Lawson White regarding further subdividing his land off White Lane, which is located within the Vonore Planning Region. The land is in a legal nonconforming subdivision where there is no road frontage and there is a substandard access easement that has not ever been built. Hawk explained Vonore's regulations and the County's access easement regulations. A general discussion followed. No action was taken.

Hawk reported that she had received complaints from adjacent property owners of the Maple Springs subdivision, which is located on Walnut Grove and Gun Ridge Roads in the planning region. At the time of subdivision, the applicant stated to the planning commission that he would be building custom homes. A sign is now posted stating that double-wides are welcome. Hawk stated that the plat met all of Vonore's regulations and there are no minimum construction requirements in the county. A general discussion followed. No action was taken.

ADJOURNMENT

Commissioner Davis moved to adjourn. Commissioner Sundstrom seconded the motion and the meeting adjourned at 6:38 p.m.

Secretary

Date