

MINUTES
VONORE MUNICIPAL/REGIONAL PLANNING COMMISSION
March 2, 2021

Members Present

Allen Cansler, Chair
Harold Davis, Secretary
Bob Lovingood, Mayor
Thomas Flynn
Greg Fowler
Michael Moore

Members Absent

Tim Swafford

Others Present

Ruth Viergutz Hawk, Planner
Danny Amschler, Fire Chief
Greg Altum, Press
Mike Williams
Sam Allen
Randi Allen

CALL TO ORDER AND APPROVAL OF MINUTES

Chairman Cansler called the meeting to order at 6:00 p.m. Commissioner Davis moved to approve the minutes of December 1, 2020. Commissioner Flynn seconded the motion and the motion passed 5-0, with Commissioner Moore having not yet arrived.

CONSIDERATION OF REZONING REQUEST FOR A PORTION OF PARCEL 006.01, MONROE COUNTY TAX MAP 0280, GROUP E, LOCATED ON THE EAST SIDE OF HITCH STREET AND THE NORTH SIDE OF DEPOT STREET, APPROXIMATELY 47,000 SQUARE FEET, FROM C-3 HIGHWAY BUSINESS DISTRICT TO R-1 LOW DENSITY RESIDENTIAL DISTRICT (G. Michael O’Hara, Applicant)

Hawk presented the rezoning request. The applicant wishes to create four residential lots facing Hitch Street. A subdivision plat for this land will be presented to the planning commission. A general discussion followed.

Mayor Lovingood moved to recommend approval of Ordinance 21-01 and the rezoning to the Board of Mayor and Aldermen. Commissioner Davis seconded the motion and the motion passed 5-0, with Commissioner Moore having not yet arrived.

CONSIDERATION OF SITE PLAN FOR REAL ESTATE OFFICE TO BE LOCATED AT 1028 HIGHWAY 411, APPROXIMATELY 200 FEET EAST OF DEPOT STREET, 2.5 ACRES, PARCEL 006.00, MONROE COUNTY TAX MAP 0280, GROUP E, ZONED C-3 (Sam Allen, Applicant)

Hawk presented the site plan. Hawk stated that the Zoning Ordinance requires a drainage plan with on-site detention or retention unless the planning commission agrees otherwise. Hawk also reported that fire hydrants are to be located within 500 feet of the building. Danny Amschler, Fire Chief, has reviewed the site plan and stated he feels the existing fire hydrant at 545 feet away is acceptable because all of Vonore’s fire trucks carry 1,000 gallons of water and the ladder truck carries 500 gallons of water. In addition, the fire trucks can also lay 1,000 feet of hose and this is a small structure. A general discussion followed. Hawk suggested that because of the small scale of this project, the commission may wish to require the provision of stormwater facilities with any future expansion. The commission was in agreement with Mr. Amschler’s summary.

Mayor Lovingood moved to approve the site plan provided stormwater facilities are provided with any future development expansion of the site. Commissioner Moore seconded the motion and the motion passed 6-0.

OTHER BUSINESS

Dissolution of Deed Lines between Parcels 004.00, 044.20, and 043.01, Monroe County Tax Map 058, Located on the northeast corner of Federal and Povo Roads (Hopewell Springs Baptist Church of Madisonville)

Pastor Mike Williams reported that the church has purchased additional freestanding parcels adjacent to their building and would like to dissolve all the interior deed lines and make one legal parcel. Hawk stated that per state law “resubdivisions” are to be reviewed and approved by the planning commission. It appears, however, that the lots purchased by the church and the church lot itself may all predate any subdivision regulations and were created by deed and that this plat would not be considered a Resubdivision plat. Pastor Williams stated they wished all to be in order. Hawk suggested that the planning commission approve the plat with a variance from the requirement that all the certifications be signed and that only the Certificate of Ownership & Dedication and the Certificate of Approval for Recording be necessary.

Mayor Lovingood moved to approve the plat with the variance from the requirement that all certifications be required and that only the Certificate of Ownership & Dedication and the Certificate of Approval for Recording be required. Commissioner Flynn seconded the motion and the motion passed 6-0.

Upcoming Items

Hawk reported that she spoke to a resident on Dawson Street who will likely be coming to the next planning commission meeting with a rezoning request. Their house is currently zoned C-1. Hawk also reported that she is continuing to work with the Assisted Living developer. The neighbors would not agree to the road improvements impacting their land, so the developer is redesigning Lakeview Lane. An industry in the Niles Ferry Industrial Park is also expanding and it is anticipated that their site plan will be coming to the planning commission soon.

ADJOURNMENT

Mayor Lovingood moved to adjourn. Commissioner Davis seconded the motion and the motion passed unanimously. The meeting adjourned at 6:12 p.m.

Secretary

Date