

MADISONVILLE REGIONAL PLANNING COMMISSION
Madisonville City Hall
Board Room
Tuesday, April 19, 2022

<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		Frank Thurston
Jay Howard		
James Lee		
Gus Davis		

CALL TO ORDER AND APPROVAL OF MINUTES

Chairman, James Lee called the meeting to order at 5:00 p.m. The minutes of the March 15, 2022, meeting were unanimously approved on a motion by Susan Saunders and seconded by Linda Garrett-Hensley.

SUBDIVISION PLAT, 4-LOTS, STINNETT RIDGE, APPLICANT, SARAH PATTERSON, MEDDERS SURVEYING, PROPERTY OWNERS, DOCK AND FLORENCE STINNETT, TAX MAP 057, PARCEL 074.00, MADISONVILLE PLANNING REGION, APPROXIMATELY 4.48 ACRES

Applicant requests subdividing the property which is split by Stinnett Ridge, into 4-lots, with Lots 1-3 on the east side of the road, and Lot 4 with an existing dwelling, on the west side of the road. Ms. Smith stated the plat regulations and recommended approval.

ACTION

Ms. Garrett-Hensley moved to approve which was seconded by Marilyn Atkins and approved unanimously.

SITE PLAN, THE TRIANGLE MARKET, PROPERTY OWNER, DAXABAHEN PATEL, ENGLEWOOD RD., TAX MAP 067K, GROUP B, PARCEL 001.00, C-3, HIGHWAY BUSINESS DISTRICT, APPROXIMATELY .33 ACRES

Applicant and Surveyor, Frank Thurston were present with a site plan for a convenience store/mini market with a drive through. There was a discussion regarding using an easement as the access to the market. Ms. Smith noted that a list of lacked items was forwarded to Mr. Thurston and they included; a recorded easement agreement, a dumpster, showing the loading and unloading area, showing the driveway is no more than 30' wide, erosion and stormwater plan, and approvals that there is an existing fire hydrant or new one installed, and ability to connect to sewer and water connections.

ACTION

Since there were several needed items to be obtained, Susan Saunders moved to table the item until the next meeting, and if lacked items were obtained sooner, a special called meeting, may be called. The motion was seconded by Ms. Garrett-Hensley and approved unanimously.

ZONING ORDINANCE TEXT AMENDMENT, SECTION 11-408. SIGNS, BILLBOARDS
AND OTHER ADVERTISING STRUCTURES

Ms. Smith updated commissioners on the Three Star grant awarded to Monroe County for wayfinding signs. The signs would be for cultural, historic, and tourism sites only.


DISCUSSION OF SECTION 11-304. CLASSIFICATION OF DISTRICTS IN ZONING
ORDINANCE

There was a brief discussion regarding potential new zoning district for denser, smaller lots in the city. Ms. Smith stated she would work on putting together more information for the commission.

ADJOURNMENT

The meeting adjourned at 5:35 p.m.


Secretary


Date