

**MINUTES  
MADISONVILLE REGIONAL PLANNING COMMISSION  
September 17, 2024**

<u>Members Present</u>	<u>Members Absent</u>	<u>Others Present</u>
Marilyn Atkins	James Lee	Laura Smith, Planner
Nancy Franklin		Greg Altum, The Buzz
Scott Hunt		Kevin Standridge
Tracy Green		Randall Moser
Linda Garrett-Hensley		
Casey Davis		
Ed Dawson		

**CALL TO ORDER AND APPROVAL OF MINUTES**

Vice Chair, Marilyn Atkins called the meeting to order at 5:00 p.m. The minutes of the August 20, 2024, meeting were unanimously approved on a motion by Linda Garrett-Hensley seconded by Casey Davis.

**SUBDIVISION PLAT, 3-LOTS, PROPERTY OWNERS, RANDALL MOSER AND STACEY MOSER, MICHAEL LN., AND HWY. 68, TAX MAP 079F, GROUP A, PARCEL 028.00, 033.00 AND 088.08, R-1, LOW DENSITY RESIDENTIAL DISTRICT AND MADISONVILLE PLANNING REGION.**

Mr. Moser was present requesting plat approval to adjust property lines for correction of driveways on adjacent lots and to build houses. He will be merging originally 7 lots into 4 lots.

**ACTION**

Casey Davis motioned to approve which was seconded by Linda Garrett-Hensley and approved unanimously.

**DISCUSSION TOPICS/REVIEW OF ZONING ORDINANCE AMENDMENTS FOR RESIDENTIAL ZONING DISTRICT, TREE COVER, STORMWATER, RESIDENTIAL/MULTI-USE IN EXISTING BUILDINGS IN THE C-2 DISTRICT, PLANNING COMMISSION BYLAWS, SITE PLAN AND SUBDIVISION PLAT CHECKLISTS, ANIMAL RESCUE FACILITIES**

Commissioners discussed several topics including adopting another residential zoning district for denser development and smaller lot sizes. It had been discussed at one time several years ago. Amending the zoning to include animal rescue facilities in the C-3 which permits animal shelters, was also discussed. Kevin Standridge discussed the issue of existing buildings in the downtown C-2 district which originally had commercial space downstairs and apartments/residential use upstairs. Back in February 2022, the Planning Commission recommended approval of permitting multi-family uses on the second floor of existing commercial building in the C-2 district and on any floor in a building designed for multi-family uses in the C-2 district also with no change to setback requirements. Mr. Standridge stated that the use should specify “mixed occupancy.” Additionally, there was a discussion of adding landscaping and/or tree cover requirements in the

site plan and subdivision regulations and staff provided handouts as an example from another community. Staff was directed to draft ordinance amendments for review at the next meeting.

**OTHER BUSINESS**

None

**ADJOURNMENT**

The meeting adjourned at 6:00 p.m.

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Madisonville Regional Planning Commission Secretary

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Date