

MINUTES
MADISONVILLE REGIONAL PLANNING COMMISSION
November 19, 2024

<u>Members Present</u>	<u>Members Absent</u>	<u>Others Present</u>
Marilyn Atkins	Linda Garrett-Hensley	Laura Smith, Planner
James Lee		Greg Altum, The Buzz
Scott Hunt		Kevin Standridge
Tracy Green		Randall Moser
Brad Hunt (new appt.)		
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.

SITE PLAN, SRM CONCRETE READY MIX, TOM BUERK, PREMIER DESIGN GROUP, PROPERTY OWNER, HOLLINGSHEAD MATERIALS LLC, BRADLEY ST., TAX MAP 067K, GROUP B, PARCEL 037.00, APPROXIMATELY 4.22 ACRES, M-1 INDUSTRIAL DISTRICT

Tom Buerk was present for the proposed ready-mix facility on Bradley St. Staff stated that the site plan met the requirements in the zoning ordinance. Mr. Buerk stated that the hours of operation would be 7:00 a.m. -5:00 p.m. Mondays-Fridays with occasional Saturday work. There would be a left-turn only sign placed on property so that trucks do not drive through the residential portion of the street.

ACTION

Ed Dawson moved to approve the site plan which was seconded by Marilyn Atkins and approved unanimously.

REVIEW PROPOSED ORDINANCE AMENDMENT, R-3 RESIDENTIAL ZONING DISTRICT

The topic of amending the zoning ordinance to include an R-3 residential zone allowing for smaller lots and setbacks. As the city recently adopted a minimum dwelling size within Madisonville, the consensus was there was table the topic for now.

ACTION

Ms. Davis moved to table the item which was seconded by Mr. Dawson and approved unanimously.

REVIEW PROPOSED ORDINANCE AMENDMENT TO THE C-2, CENTRAL BUSINESS DISTRICT FOR MIXED-OCCUPANCY, COMMERCIAL WITH RESIDENTIAL USE

Another item that had been reviewed in the past was to allow single family, multi-family, and

mixed occupancy in the Central Business District of the city where there is an existing commercial building with the retail use on the bottom/first floor and residential use on the upper levels meeting fire code and building code requirements. And, to allow multi-family, mixed occupancy on any floor of new buildings.

ACTION

Motion to approve by Ms. Davis seconded by Ms. Atkins and approved unanimously.

DISCUSSION OF PROPOSED TREE COVER ORDINANCE

This topic had been discussed before with no consensus.

ACTION

Tracy Green moved to table which was seconded by Mr. Dawson and approved unanimously.

DISCUSSION OF PROPOSED ORDINANCE AMENDMENT, C-3 HIGHWAY BUSINESS DISTRICT TO INCLUDE DOMESTIC CAT RESCUE FACILITIES AS PERMITTED USE

Staff discussed the request received to add a non-profit domestic pet rescue to the C-3 district with a brief discussion following.

ACTION

Mr. Green moved to deny adding the additional permitted use which was seconded by Ms. Davis and approved unanimously.

OTHER BUSINESS

Mr. Green discussed subdivisions and confirmation that minimum standards are met. He also noted that there were two subdivisions in the city where the roads had not been completed or accepted by the city. There was a brief discussion of the two subdivisions which had been built 15-20 years ago and there were no active letters of credit or bonds for their completion. Mr. Green would also prefer that the subdivision regulations be amended to require curbs instead of allowing ditches on plats. The consensus was to begin a review of the Madisonville Subdivision Regulations for potential amendments, as continuing education and training and staff will include on the next agenda.

ADJOURNMENT

The meeting was adjourned at 6:15 p.m.



Madisonville Regional Planning Commission Secretary

12/17/24

Date