

MINUTES
MADISONVILLE REGIONAL PLANNING COMMISSION
January 21, 2025

<u>Members Present</u>	<u>Members Absent</u>	<u>Others Present</u>
Linda Garrett-Hensley	Brad Hunt	Laura Smith, Planner
James Lee, Chair		Greg Altum, The Buzz
Scott Hunt, Mayor		Kevin Standridge, Codes Enforcement
Tracey Green		Dustin Wieske
Marilyn Atkins		Barry Counts, Best & Associates
Casey Davis		Nigel Webber
Ed Dawson		Sharon Webber

CALL TO ORDER AND APPROVAL OF MINUTES

Chairperson, James Lee called the meeting to order at 5:00 p.m. The minutes of the December 17, 2024, meeting were unanimously approved on a motion by Marilyn Atkins seconded by Ed Dawson.

SUBDIVISION PLAT WITH PROPOSED CONCEPT SITE PLAN, OUTDOOR FURNITURE AND SALES WAREHOUSE, POOL SALES, AND DUMPSTER TRUCK MAINTENANCE AND REPAIR GARAGE, APPLICANT, DUSTIN WIESKE, PROPERTY OWNER, PAUL ASHWELL, 245 LANDS ROAD, TAX MAP 079, PARCEL 006.00, M-1 INDUSTRIAL DISTRICT, APPROXIMATELY 6 ACRES

Mr. Wieske discussed the proposed uses of the existing building if he purchased it. There would be an online outdoor furniture retailer, pool sales and installation company and a trucking/dumpster company. Property owner Paul Ashwell would like to subdivide the lot with the existing vacant masonry building to Mr. Wieske. There is an area for employee parking and Mr. Wieske will confirm that a fire truck can maneuver around the building. If successfully subdivided into two lots, Mr. Wieske will come back with a site plan for the proposed uses.

ACTION

Ms. Atkins moved to approve the 2-lot subdivision which was seconded by Mr. Dawson and approved unanimously.

SITE PLAN, DRIVE THRU RESTAURANT, GARY BEST, BEST & ASSOCIATES ARCHITECT, KEFAUVER LANE, PROPERTY OWNER, NIGEL AND SHARON WEBBER, TAX MAP 067, PARCEL 212.04, C-3, HIGHWAY BUSINESS DISTRICT, APPROXIMATELY .98 ACRES.

Property owner, Nigel Webber was present and discussed the proposed restaurant. It would be a drive-through only with no indoor seating. He stated it would be like a “Vic’s Drive-through.” Staff noted the items to be shown on the site plan which were to show what the connections to the shared easements to the rear of the property were used for, the flow of the traffic, insure that at least 8 cars could stack in the drive through, and verify the location of the fire hydrant.

ACTION

Mr. Dawson moved to approve the site plan subject to the items listed above. The motion was

seconded by Ms. Atkins and approved unanimously.

Review of the Madisonville Subdivision Regulations for potential amendments, begin with Article IV. Development Prerequisite to Final Approval

Staff presented copies of the Preliminary and Final Subdivision Plat Checklists which had been drafted by an ETDD intern. There was a brief discussion of the checklist and staff is to forward a copy the commission and Mr. Standridge.

ADJOURNMENT

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

Madisonville Regional Planning Commission Secretary

Date