

MADISONVILLE REGIONAL
PLANNING COMMISSION
Madisonville City Hall Board Room

PLP
~~Monday~~, February 17, 2026
Tuesday

<u>Members Present</u>	<u>Members Absent</u>	<u>Others Present</u>
Brad Hunt, Chair		Laura Smith, Planner
Scott Hunt, Mayor		Greg Altum, The Buzz
Jessica Tallent		Kevin Standridge, Building Official
Josh Robbins		Charlie Atkins
Marilyn Atkins		Joe Justin
Ed Dawson		Michael W. Drew
		Susan Saunders
		Others

CALL TO ORDER AND APPROVAL OF MINUTES

Vice Chair, Marilyn Atkins called the meeting to order at 5:00 p.m. The minutes from the January 20, 2026, meeting were unanimously approved on a motion by Ed Dawson seconded by Brad Hunt.

SUBDIVISION PLAT, 4-LOTS WITH EASEMENT FOR ONE OF LOTS, THOMPSON ROAD, PROPERTY OWNER, KAIN NORTON, BEAR PAW CONSTRUCTION, LLC, TAX MAP 055, PARCEL 038.06, MADISONVILLE PLANNING REGION, APPROXIMATELY 5.38 ACRES

Kain Norton was present to request plat approval for four lots off Thompson Road with proposed Lots 3 and 4 sharing an ingress/ingress easement across Lot 3 to Lot 4. Mr. Norton stated that the easement will be gravel and that a maintenance agreement would be recorded.

ACTION

Scott Hunt moved to approve the plat subject to all certificate signatures and confirming a maintenance agreement will be recorded. The motion was seconded by Brad Hunt and approved unanimously.

SUBDIVISION PLAT, TONAWANDA VILLAGE PHASE II, PROPERTY OWNER, MATTHEW WATSON, DEVELOPER, NORMAN LEE REAL ESTATE, AND GOOD SHEPHERD CENTER, TONAWANDA TRAIL AND HWY. 411S, TAX MAP 0670, GROUP C, PARCEL 016.00, AND PARCEL 010.00, R-1, LOW DENSITY RESIDENTIAL DISTRICT AND C-3, HIGHWAY COMMERCIAL DISTRICT

James Lee was present to request plat approval for six lots on Tonawanda Trail and Hwy. 411. Property owner, Matthew Watson owns Parcel 016.00 on Tax Map 0670 Group C which is shown on the TN Property Viewer as five lots in the Mrs. J. W. Crye subdivision. Proposed Lot 6 will be approximately .59 acres with only 31.76' of road frontage and Mr. Lee requests a road frontage variance for it. Approximately .53 acres of land will be added to the Monroe Co. Ministerial/Good Shepherd Center on Tax Map 0670, Group C, Parcel 010.00 which is shown as proposed Lot 7. The portion being added to the Good Shepherd Center is currently zoned R-1, Low Density Residential District and the Good Shepherd Center is zoned C-3, Highway

Commercial District. Proposed Lot 8 fronts on Tonawanda Trail is approximately .47 acres with a stream running along the northern portion of the lot and Proposed Lot 9 would be approximately .61 acres fronting on Tonawanda Trail and also shows Spring Branch along the northern portion of the property.

ACTION

Brad Hunt moved to approve the plat with the road frontage variance from 50' to 31.76' for Lot 6 and that the additional .53 acres of Lot 7 will need to be rezoned to C-3 in order for any expansion of the Good Shepherd Center to occur. The motion was seconded by Scott Hunt and approved unanimously.

SUBDIVISION PLAT, 6-LOTS, BEARS DEN, TONAWANDA DRIVE AND HENRY ST., PROPERTY OWNER, JOSEPH BRIAN WILSON, TAX MAP 0670, GROUP C, PARCEL 005.01, R-2, HIGH DENSITY RESIDENTIAL DISTRICT AND R-1, LOW DENSITY RESIDENTIAL DISTRICT, APPROXIMATELY 3.0 ACRES

Mr. Norton clarified that although the plat showed 6 proposed lots there are to be just 5 and no access easements were needed.

ACTION

Scott Hunt moved to approve the plat with the correction shown on the Final Plat that there would be 5 lots instead of 6 and that all required certificate signatures be obtained. The motion was seconded by Marilyn Atkins and approved unanimously.

ZONING ORDINANCE AMENDMENT, CHAPTER 4, SUPPLEMENTARY PROVISIONS APPLYING TO ALL DISTRICTS, SECTION 11-418, SITE PLAN REQUIREMENTS

The amendment which had been discussed at previous Planning Commission meetings was to change the due date for items to be included on the agendas from 10 days prior the meeting at which it would be taken up, to 14 days prior to the meetings.

ACTION

Scott Hunt moved to approve the amendment which was seconded by Ed Dawson and approved unanimously.

ZONING ORDINANCE AMENDMENT TO ADD ADDITIONAL RESIDENTIAL DISTRICT, R-3, GENERAL HIGH-DENSITY DISTRICT

Handouts of the proposed amendment to the Zoning Ordinance to add another residential zone were presented. The proposal had been reviewed and discussed at previous meetings including in January 2026 and February 2026.

ACTION

Scott Hunt stated that he was not in favor of moving forward with adopting another residential zoning district at this time and moved to deny. The motion was seconded by Jessica Tallent and approved with Brad Hunt, Scott Hunt, Josh Robbins, Jessica Tallent and Marilyn Atkins voting aye and Ed Dawson abstaining.

OTHER

Scott Hunt stated that James Lee had resigned from the Planning Commission and he thanked him for his many years of service on the commission and as chair. Mayor Hunt then moved to nominate Brad Hunt as chairman which was seconded by Ed Dawson and approved unanimously.

ADJOURN

The meeting adjourned at 5:35 p.m.



Secretary, Madisonville Regional Planning Commission

2-17-26

Date