

**MONROE PLANNING COMMISSION  
MEETING MINUTES—March 19, 2024**

**Present:** Rosalind Parks, Randy Camp, Mike Eckles, Shauna Mathias, Nate Treadaway (by phone)

**Absent:** None

**Staff:** Brad Callender—City Planner  
Laura Wilson—Code Assistant

**Visitors:** Richard Diegel, Sarah White, Jeremy White, Ralph Corona, Taylor Anderson

Call to Order by Chairman Eckles at 6:00 pm.

Motion to Approve the Agenda

Motion Camp. Second Parks.  
Motion carried

Chairman Eckles asked for any changes, corrections or additions to the February 20, 2024 minutes.

Motion to approve

Motion Mathias. Second Parks.  
Motion carried

Code Report: None

Old Business:

**The First Item of Old Business** is Certificate of Appropriateness Case #2940, a request for site development for a dog kennel at 511 N. Broad St. Th application was originally tabled at the February 20, 2024 meeting. The applicants Richard Diegel and Sarah White spoke in favor of the project. Chairman Eckles opened the public meeting for questions.

Commissioner Mathias: Will there be a fence around the whole property or just around the dog areas?

Diegel: Just around the dog runs

Commissioner Mathias: What kind of barriers will be in place? What kind of shrubs? How tall?

Diegel: We have not determined that yet; probably something like a Leland Cypris

Commissioner Mathias: How far would they be spaced out on the property?

Diegel: with enough space for room to grow; we are going to professionally landscape it and go with their recommendations; whatever is appropriate for the COA—sods, bushes, flowers

Commissioner Parks: What is the capacity?

Diegel: Up to 80 dogs but typically 10-20 with about 40-50 dogs during the holidays

Chairman Eckles: Anyone here to speak in opposition? None

Motion to approve

Motion Treadaway. Second Camp.  
Motion Carried 3-2 (Mathias, Parks denied)

New Business:

**The First Item of Business** is a request for Preliminary Plat approval, case #2808 for Madison Ridge subdivision at 635 James Huff Rd. The subdivision will have 127 single family house lots with a minimum lot size of 10,000 sq ft and minimum dwelling size of 1500 sq ft. There will be two entrances to the subdivision. Staff recommends approval as submitted. Taylor Anderson with Blue Landworks, the design firm, spoke in favor of the project.

Chairman Eckles: How will traffic from the bypass effect this development?

Callender: There will be an increase volume of traffic but this development should not have too much of an impact. GDOT will likely have to adjust the timing of the signal.

Chairman Eckles: Anyone here to speak in opposition? None

Motion to approve

Motion Mathias. Second Camp.  
Motion approved 3-1 (Parks denied)

Chairman Eckles entertained a motion to adjourn.

Motion to adjourn

Motion Parks. Second Mathias  
Meeting adjourned; 6:12 pm