

**MONROE PLANNING COMMISSION
MEETING MINUTES – AUGUST 19, 2025**

Present: Chairman Mike Eckles, Kim Jolly, Randy Camp, Rosalind Parks

Absent: Shauna Mathias

Staff: Brad Callender – City Planner
Laura Powell – City Clerk

Visitors: Bonnie Rosser, GiYoung Kim, and Jonathan Freeland

Call to Order:

Chairman Eckles called the Planning Commission meeting to order at 6:00 pm.

Approval of Agenda:

Chairman Eckles called for a motion to approve the agenda;

Motion Jolly,
Second Camp.
Motion carried unanimously

Minutes of Previous Meeting(s):

Chairman Eckles asked if everyone has reviewed the June 17, 2025 minutes and asked if there are any changes, corrections or additions. Commission members responded there were none. Chairman Eckles called for a motion to approve the June 17, 2025, minutes;

Motion Parks,
Second Camp.
Motion carried unanimously

Report from Code Officer:

Nothing to report but Mr. Callender thanked Mr. Eckles for his twenty-five years of service on the Planning Commission, as this is Mr. Eckles last Planning Commission Meeting.

Old Business:

None

New Business:

The First Item of Business: Certificate of Appropriateness – CDO #3861 – 250 Hwy 138, Tokyo Commercial

Brad Callender presented the request to expand the existing parking lot behind the restaurant. There are currently 72 parking spaces, the proposed additional parking is 41 spaces, for a total of 113 parking spaces. A Special Exception Variance will be required before site development plans can be approved.

Chairman Eckles asked if there was anyone here that would like to speak regarding the request and GiYoung Kim spoke representing the owner of Tokyo.

Chairman Eckles asked if there were any questions. There were none.

Chairman Eckles called for a motion to approve the request with the one condition in the staff report;

Motion Camp,
Second Jolly.
Motion carried unanimously

The Second Item of Business: Conditional Use #3904 – 1108 E. Church St. – Self-Service Laundromat

Mr. Callender presented there was an existing coin laundry at the location and the request is to place a self-service laundry back in the space. The property is zoned B-1 and this type of use is conditional. The business has not been functional or running with a business license for over six months, thus, has to come back and get a conditional use approval from the City.

Chairman Eckles asked if there was anyone here that would like to speak regarding the request and Jonathan Freeland spoke. He mentioned, in addition to Mr. Callender's presentation, that all of the equipment will be replaced, they will modernize the location, and demographic analysis has been completed. The analysis shows that there may be a market for a wash and fold in the near future, and there is a capacity for a third coin laundry in the area, and will not disrupt business for the other two laundromats. Mr. Freeland shared that there have been some tough negotiations in regards to an appropriate lease that is geared towards a convenient store, but feels confident they will push through the barriers.

Chairman Eckles asked if there were any questions. Ms. Parks asked if it was sixty days both ways in reference to messaging in the lease, and termination can happen with sixty days' notice, and Mr. Freeland confirmed that was correct and related to the ability to "tear down" a building if needed. Again, the agreement is geared towards convenient stores, not coin laundromats.

Chairman Eckles called for a motion to approve the conditional use;

Motion Camp,
Second Parks.
Motion carried unanimously

Chairman Eckles stated that he is very proud to have served the time he has on the Planning Commission and to the City of Monroe. He thinks the Commission has done a vital job assisting the City Council in an advisory capacity, and they have in a small way helped Monroe become the City it is today – Other cities around are envious.

Adjournment:

Chairman Eckles entertained a motion to adjourn;

Motion Parks,
Second Camp,
Meeting adjourned, 6:11 pm.