

**MONROE PLANNING COMMISSION
MEETING MINUTES—October 17, 2023**

Present: Shauna Mathias, Rosalind Parks, Mike Eckles, Nate Treadaway

Absent: Randy Camp

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

Visitors: Garrett Ivesh, Lori Volk, Bruce Hendley, Ned Butler

Call to Order by Chairman Eckles at 5:30 pm.

Note by Chairman Eckles—Due to an error in the application for a rezone for Blasingame Properties (Rezone #2665), the application will have to be postponed until the November Planning Commission meeting.

Motion to table Rezone #2665 until November 16, 2023

Motion Parks. Second Mathias.
Motion carried

Motion to Approve the Agenda

Motion Parks. Second Treadaway.
Motion carried

Chairman Eckles asked for any changes, corrections or additions to the September 19, 2023 minutes.

Motion to approve

Motion Mathias. Second Treadaway
Motion carried

Chairman Eckles asked for the Code Officer’s Report: None

Old Business: None

The First Item of Business is Certificate of Appropriateness Case #2662, a request to replace an existent nonconforming sign for a monument sign for Sky Collision at 1547 S. Broad St. Staff recommends approval with one condition. Garrett Ivesh spoke in favor of the project and agrees with the stated condition.

Chairman Eckles: Anyone else here to speak in opposition? None

Motion to approved with condition

Motion Treadaway. Second Mathias.
Motion Carried

The Second Item of Business is Preliminary Plat approval request #2663 for Rivers Edge, Phase I at 302 Michael Etchison Rd. The previous preliminary plat for the project was approved by City Council in 2021. The previous preliminary plat and land disturbances permits have expired which is the basis for this request. The project consists of 105 single-family detached residential lots in the first phase. Staff recommends approval without conditions. Ned Butler from Reliant Homes spoke in favor of the request.

Chairman Eckles: Anyone else here to speak in opposition? None

Motion to approve

Motion Mathias. Second Treadaway.
Motion Carried

The Third Item of Business is Preliminary Plat approval request #2664 for Carson Pointe at 707 S. Madison Ave. The project consists of 5 small scale single-family detached residential lots. Access to the lots will be via private access easement with a paved driveway off of S. Madison Ave. Staff recommends approval without conditions. Lori Volk spoke in favor of the project.

Chairman Eckles: Anyone else here to speak in opposition? None

Motion to approve

Motion Treadaway. Second Mathias
Motion carried

The Fourth Item of Business is 2024 Planning Commission Schedule—the schedule will still be the third Tuesday of the month but the time will change to 6:00pm.

Chairman Eckles: Anyone else here to speak in opposition? None

Motion to approve

Motion Mathias. Second Parks
Motion carried

Chairman Eckles entertained a motion to adjourn.

Motion to adjourn

Motion Parks. Second Treadaway
Meeting adjourned; 5:42pm