

MONROE PLANNING COMMISSION
MEETING MINUTES—January 18, 2022
APPROVED

Present: Mike Eckles, Randy Camp, Chase Sisk, Rosalind Parks

Absent: Nate Treadaway

Staff: Patrick Kelley—Director of Code
Brad Callender—City Planner
Logan Propes—City Administrator

Visitors: Rick Huszack, Wesley Sisk, Hunter Blair, Buck Holder

Call to Order by Chairman Eckles at 5:30pm

Chairman Eckles asked for any changes, corrections, or additions to the December 21, 2021 minutes.

Motion to approve minutes

Motion Camp. Second Sisk.
Motion carried

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

Public Hearing Opened at 5:33pm

First Item of Business: is Rezone Case #569, a request to rezone ±16.442 acres at 120 Vine St from MH (Manufactured Housing District) to PID (Planned Industrial District). The property is currently developed as a manufactured home park, but has not functioned as an operating manufactured home park since late 2019. The applicant, Down to Earth Properties, is requesting a rezone to develop the property into a planned industrial development for a clean energy biofuels facility and a bulk oil and gas distribution facility. Staff recommends approval. Representatives from Brown Oil and Down to Earth Properties spoke on behalf of the project.

Chairman Eckles: Will Brown Oil be moving everything out to Vine St?

Wesley Sisk: Yes, except for the convenience store. We hope to have downtown property redeveloped in two years into something more conforming for downtown.

Chairman Eckles: What are going to do with your warehouse?

W. Sisk: Not sure yet, we have been talking to DDA for ideas on redevelopment.

Hunter Blair had one correction for the PID under NAICS #311613—Rendering and Meat Byproduct Processing. Down to Earth Properties would like to exclude any animal carcasses, hides, bones, meat scraps, blood, or organs. Collecting and processes used cooking oil from

restaurants falls under the definition of rendering but they are not a true rendering facility. They are not a slaughterhouse and would not like to bring a slaughterhouse to Monroe. Their specialty is grease traps—restaurant, industrial, and commercial. Some of the grease collected by Down to Earth Properties has to be reheated to return the cooking oil back into a liquid which meets the definition of rendering.

Propes: We want to make sure the way the language is crafted, that we do not end up allowing raw source rendering.

Camp: Will the plant on Jersey Rd remain as is?

Blair: It will remain as is except all of the semi traffic will move to the new location.

Camp: Does what you are doing emit fumes?

Blair: It can, but not typically.

Parks: What happens to the product once you are done with it?

Blair: It gets shipped to Louisiana. Two of the largest biodiesel facilities in the United States are outside of New Orleans. Our product is shipped to a subsidiary of Valero to be turned into a renewable diesel.

Chairman Eckles: Is anyone present to speak in opposition? None

Public Hearing Closed at 5:50pm

Chairman Eckles entertained a motion:

Motion to approve with the condition to remove NAICS #311613—Rendering and Meat Byproduct Processing from the land uses within the PID

Motion Camp. Second Parks
Motion Carried

Note: Due to a direct relationship with the applicant, Commissioner Sisk recused himself from voting and questions. He recused himself after the Code Officer's report on Rezone Case #569 but before the applicant presented any information to the Commission.

Public Hearing Opened at 5:51pm

Second Item of Business: is Zoning Code Text Amendment #13. The proposed amendment covers Section 644.2—to reduce the minimum parcel size requirement for Monroe and Walton Mills Historic Overlay District developments from one acre to four-tenths (0.4) of an acre or 17,424 sf and Section 643.3 to remove the Central Business District from the Corridor Design Overlay standards. The CBD has its own standards for obtaining a COA and it is redundant to make applicants go through the process twice. Staff crafted the amendments and recommends approval as presented.

Chairman Eckles: Are there any questions?

Parks: Any reason you went for four-tenths of an acre instead of half an acre?

Callender: The goal is to create flexibility inside the MHDO for those properties that are less than one acre in size.

Kelley: In the 15 or 16 years since this language has been in the ordinance, it has never been used. We are hoping to spur some development by lowering the minimum acreage.

Sisk: Where do these properties exist?

Kelley: The MHDO is in the area surrounding the old mills.

Chairman Eckles: Is anyone present to speak in opposition? None

Public Hearing Closed at 5:56pm

Chairman Eckles entertained a motion;
Motion to Approve as presented

Motion Parks. Second Sisk
Motion carried

Old Business: None
New Business: None

Chairman Eckles entertained a motion to adjourn

Motion Sisk. Second Camp
Motion Carried, 5:57pm