

**MONROE PLANNING COMMISSION
MEETING MINUTES – APRIL 15, 2025**

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

Absent: None

Staff: Brad Callender – City Planner
Kaitlyn Stubbs – Executive Assistant

Visitors: Lee Rowell

Call to Order:

Chairman Eckles called the Planning Commission meeting to order at 6:01 pm.

Approval of Agenda:

Chairman Eckles called for a motion to approve the agenda;

Motion Mathias,
Second Camp.
Motion carried unanimously

Minutes of Previous Meeting(s):

Chairman Eckles asked if everyone has reviewed the January 21, 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 January 21, 2025, minutes;

Motion Camp,
Second Parks.
Motion carried unanimously

Report from Code Officer:

Brad Callender stated he was glad that they were able to meet. We made some administrative changes in our new ordinance to take away some of the signs and other requests normally coming before Planning Commission in the past, had items like signs still needing CDO approval, we would be meeting each month. Mr. Callender stated there will be a meeting next month in May.

Old Business:

None

New Business:

The First Item of Business: Preliminary Plat #3716 – Ayefour Development Phase II

Brad Callender presented the preliminary plat request. The Planning Commission had approved this one before and it's back for renewal. The project is located at the northwest corner of the Charlotte Rowell Blvd. and N. Broad St., and also on the east side of Double Springs Church Road Conn. and south of Double Springs Church Road. The developer is proposing a commercial subdivision with six lots, a new public street, to realign Double Springs Church Road and extend Saratoga Drive down from the existing lots. The recommendation is approval without any corrections.

Chairman Eckles asked if anyone was present to speak or represent in favor of the application. Lee Rowell said they were just renewing this plat after a few economic delays, but they are ready to move forward.

Chairman Eckles asked if the residential moratorium would affect this plan. Mr. Callender stated this preliminary plat is not subject to that moratorium because this is a commercial subdivision and the moratorium that is in place by City Council is in regards to single-family residential, multi-family development and town homes.

Chairman Eckles asked if anyone was present to speak against the application. There were none. Chairman Eckles asked if Commission members had any questions or discussion. Commission members responded there were none.

Chairman Eckles called for a motion to approve the agenda;

Motion Mathias,
Second Camp.
Motion carried unanimously

Adjournment:

Chairman Eckles entertained a motion to adjourn;

Motion Camp,
Second Parks,
Meeting adjourned, 6:07 pm.