

**MONROE PLANNING COMMISSION
MEETING MINUTES—August 20, 2024**

Present: Rosalind Parks, Randy Camp, Mike Eckles,

Absent: Nate Treadaway, Shauna Mathias

Staff: Brad Callender—City Planner

Visitors: Joe Dixon, Doug Segar

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

Motion to Approve the Agenda

Motion Parks. Second Camp.
Motion carried

Chairman Eckles asked for any changes, corrections or additions to the July 16, 2024 minutes.
Motion to approve

Motion Camp. Second Parks.
Motion carried

Code Report: The public draft presentation of the Form-Based Code is Thursday August 29th at 6pm over zoom. This is Nate Treadaway’s last meeting and we appreciate his service to the Commission and City

Old Business: None

New Business:

The First Item of Business is a request for Rezone Case #3308, a request for a rezone from P to R-1A at 231 E. Marable St. The lot has never been developed under the P zoning. R-1A zoning would allow the property to be subdivided under the Infill Overlay District standards to create two lots for single-family houses. Staff recommends approval without conditions. Joe Dixon with Expo Homes and property owner Doug Segar spoke in favor of the project.

Chairman Eckles: The house is located in the historic district?

Callender: Yes, before building permits are issued HPC approval is needed

Chairman Eckles: Anyone here to speak against the application? No

Motion to approve

Motion Camp. Second Parks.
Motion approved

Chairman Eckles entertained a motion to adjourn.

Motion to adjourn

Motion Parks. Second Camp
Meeting adjourned; 6:08 pm