

**MONROE PLANNING COMMISSION
MEETING MINUTES—December 21, 2021**

Present: Mike Eckles, Randy Camp, Nate Treadaway

Absent: Chase Sisk, Rosalind Parks

Staff: Pat Kelley – Director of Code
Brad Callender – City Planner

Visitors: Tyler Lasser, Ken Mobley, Donna Hendrix, Frank Masiello, Diane Masiello, Laurie Hawks, Jim Jacobi, Jim Campbell, Stephanie McDaniel, James McDaniel, Lee Rowell, Greg Kortman, Garrett Willett, Craig Harmon, Jan Harmon

Call to Order by Chairman Eckles at 5:34 pm.

Chairman Eckles asked for any changes, corrections or additions to the November 16, 2021 minutes.

Motion to approve minutes.

Motion T. Second C.
Motion carried

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

Public Hearing Opened at 5:35pm

The First Item of Business: is Certificate of Appropriateness Case #449 at 707 S. Broad Street. The applicant/owner is requesting approval of a COA application in order to allow an addition and renovations to a single-family residence. The project has already been approved by the Historic Preservation Commission. Staff recommends approval of the COA as submitted without conditions. The applicant and owner, Greg Kortman spoke in favor of the project.

Chairman Eckles asked for clarification that the project is a rear addition to an existing structure.

Kortman: Yes

Chairman Eckles asked for any opposition—none

Public Hearing closed at 5:38 pm

Chairman Eckles entertained a motion.

Motion to approve

Motion Camp. Second Treadaway.
Motion Carried

Old Business:

First Item of New Business: is Rezone Case #265, a request to rezone ±83.072 acres at the southeast corner of the intersection of Double Springs Church Road and Cedar Ridge Road from R-1 to R-1A. The property has never been developed. The applicant is requesting a rezone to R-1A to develop the site into a residential subdivision. Staff recommends approval subject to the conditions listed in the December 10, 2021 staff report. This application was previously brought before the Planning Commission in October when it was tabled.

Pat Kelley: The applicant, Parkland Communities is here to answer any questions.

Chairman Eckles: The public hearing was at the previous meeting so we will not be hearing any opposition tonight.

Chairman Eckles: Are you familiar with the seven conditions listed?

Lasser (Parkland Communities): Yes and we agree to all seven as presented

Motion to approve with conditions

Motion Treadaway. Second Camp.

Motion Carried

Chairman Eckles: You will have to bring a preliminary plat before us after the moratorium expires which will be in July or August.

Kelley: The moratorium is set to expire in July. The preliminary plat submittal is contingent upon completing a traffic study and fully executed development agreement.

Callender: For clarification, the application will move forward to City Council in January for final approval.

Jim Jacobi: If that is approved, we will go through the preliminary plat process in July?

Kelley: Yes

New Business: none

Chairman Eckles entertained a motion to adjourn.

Motion to adjourn

Motion Camp. Second Treadaway

Meeting adjourned at 5:43pm