

**MONROE PLANNING COMMISSION
MEETING MINUTES—March 21, 2023**

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

Absent: None

Staff: Brad Callender—City Planner
Laura Wilson—Code Assistant
Sara Shropshire—Community Development

Visitors: Jeff Carter, Amin Noorani

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

Motion to Approve the Agenda—Item 1 moved to last:

Motion Camp. Second Parks

Motion carried

Chairman Eckles asked for any changes, corrections or additions to the February 21, 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 COA Case #2164, a request for a Corridor Design Overlay Certificate of Appropriateness, to allow construction of a fast food restaurant with a drive-thru window, associated parking, and landscaping at 601 Pavilion Parkway. The site will share a driveway with Whataburger. The sign package was included as well. Staff recommends approval with conditions. The two conditions listed in the staff report specifically relate to signage. Jeff Carter with Carter Engineering spoke in favor of the project.

Chairman Eckles: Do you agree with the conditions listed?

Carter: Yes

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

Motion to approve with conditions

Motion Treadaway. Second Parks.

Motion Carried

The Second Item of Business is COA Case #2165, a request for a Corridor Design Overlay Certificate of Appropriateness, in order to allow placement of one monument sign on a site with a convenience store with fuel pumps at 615 E. Spring St. Staff recommends approval with conditions. Previous COA approval for signage did not include the monument sign. Property owner and applicant Amin Noorani spoke in favor of the project.

Chairman Parks: Are there new tanks on site?
Noorani: Yes

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

Motion to approve with conditions

Motion Treadaway. Second Mathias
Motion carried

The Third Item of Business is COA Case #2163, a request for a Corridor Design Overlay Certificate of Appropriateness, in order to allow building modifications to convert an existing neighborhood church to a commercial building at 1200 S. Broad St. The applicant was not present at the meeting. The applicant is proposing to demolish the front deck, add railings as well as add landscaping and curbing. The applicant will keep the unpaved parking but add ADA approved parking spaces. Staff recommends approval with conditions.

Chairman Parks: Would she have to come back to us if she wanted to pave the parking lot?
Callender: That is a site improvement that is likely over \$5,000 so the answer is yes

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

Motion to approve with conditions

Motion Parks. Second Mathias
Motion carried

Chairman Eckles entertained a motion to adjourn.

Motion to adjourn

Motion Treadaway. Second Camp
Meeting adjourned; 5:45pm