

1 MINUTES

2 MONROE CITY PLANNING COMMISSION

3 January 16th, 2024

4 **1. Chairman Bart Lee conducting- Meeting called to order- Prayer- Roll call.**

5 The regular meeting of the Monroe City Planning Commission was called to order by Chairman
6 Bart Lee on Tuesday, January 16, 2024, at 7:00 P.M. Opening prayer was offered by
7 Commissioner Lee.

8 **Present:**

9 Commissioners:

10 Bart Lee

11 Gordon Dickinson

12 Candice Barney

13 Greg Northrup

14 Lyndon Friant-excused

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16 **Citizens:**

17 Rex Friant

18 Karl Pieper

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20 **2. Approval of previous meeting minutes held November 21, 2023.**

21 **Commissioner Dickinson made a motion to accept the minutes with the stated correction.**

22 **Seconded by Commissioner Northrup. All were in favor. Motion passes 3-0.**

23 **3. Citizens' comments.**

24 No citizens were present.

25 **4. Welcome new members of the planning commission, Candice Barney, and Lyndon**
26 **Friant.¹**

27 **Appointed by Mayor Parsons, Candice Barney and Lyndon Friant accepted the positions of**
28 **being the newest members of the planning commission.**

29 **5. Elect Chair and Vice Chair for 2024.**

30 **Commissioner Lee would like to nominate Commissioner Gordon Dickinson as Chairman for**
31 **the planning commission for the year 2024, seconded by Commissioner Northrup.**

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Commissioner Northrup nominated Commissioner Bart Lee for vice chair for the year 2024, seconded by Commissioner Dickinson. All were in favor. Motion passes 4-0. ²

Chairman Gordon Dickinson took over conducting the meeting as the new chairman. ³

6. Conditional Use Application “KAP Real Estate” located at 428 West 500 North. Submitted by Karl Pieper.

Karl is here tonight seeking to operate a short-term rental located at 460 N 300 W. He has an employee who lives next door to the rental who will be managing it for him. The rental itself is a duplex, one side he has rented to a long-term renter, the other side will be for the short-term rental. The duplex is a new build, so everything is up to code. The duplex has a private yard for the Airbnb to give the long-term renter privacy and for the short-term rental to have its privacy also. Commissioner Dickinson asked if Karl has fire extinguishers in his rental and Karl wanted clarification of what extinguisher he should buy. The commissioners told him any type will work in for the rental. No other questions or comments were made.

Commissioner Northrup made a motion to recommend approval for “KAP Real Estate” Seconded by Commissioner Lee. All were in favor. Motion Passes. 4-0.

7. Consider plat map amendment located at approximately 335 South 300 West. Submitted by Javalan Redd.

Rex Friant is here tonight representing Javalan Redd. Commissioner Lee informed the commissioners that there’s only a 3’ clearance from a building instead of a 10’ to avoid jogs to the property split. There are no water lines running through this split. Other than the change to the 3’ clearance, the plat map that is presented tonight is what the commissioners approved Javalan to do when he last attended planning commission. Commissioner Barney asked why they didn’t create a new line through one of the lots? Commissioner Lee informed her that Javalan wanted to keep access to the back parcel and by creating a property line through that specific parcel would land lock the back parcel. No other questions or comments were made.

Commissioner Lee made a motion to recommend final approval. Seconded by Commissioner Northrup. All were in favor. Motion passes 4-0.

8. Other Business.

61 Commissioner Dickinson asked about the progress of the land use ordinance book.
62 Commissioner Lee said the book is close to being finalized and then all commissioners will get a
63 copy of the updated book.

64 **No other business was discussed.**

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66 **9. Adjournment.**

67 **Commissioner Northrup made a motion to adjourn at 7:16 seconded by Commissioner**
68 **Barney. All were in favor. Meeting adjourned.**

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