

MINUTES
MONROE CITY PLANNING COMMISSION
June 16, 2025



7:00 P.M.

1. Meeting called to order- Prayer- Roll call.

The regular meeting of the Monroe City Planning Commission was called to order by Chair Candice Barney on Monday, June 16, 2025, at 7:00 P.M. Opening prayer was offered by Commissioner Riddle.

Present:

Commissioners:

Candice Barney
Bart Lee-excused
Talon Gadd-excused
David Riddle
Jason Bagley

Citizens:

Doug Gadd
Ashlynn Thalman
Ralph Brown

2. Approval of previous meeting minutes April 15, 2025, and May 20, 2025.

Commissioner Bagley made a motion to approve the minutes as presented. Seconded by Commissioner Riddle. All were in favor. Motion passes 3-0.

3. Citizens' comments.

No citizens commented.

4. Discussion of Wellhead Protection Zone Land Use Ordinance 13.10.3.

Commissioner Barney noted that at the last planning commission meeting they addressed the old ordinance of the wellhead protection zone, not the current one. There have been some citizens wondering what they are able to do with their property that is located in the wellhead protection zone. Commissioner Barney and Commissioner Bagley both said that a lot of time and thought went into the current ordinance and that they feel like it is to protect the city's well. Commissioner Bagley made the comment that once you remove

protection it's hard to add that protection back. The commissioners are going to review the ordinance and address any presented changes at the proposed Public Hearing.

5. Consider recommendation to proposed amendments to Monroe City Subdivision Ordinance Title 12 Section 15 on lot size requirements for Curb, Gutter and Sidewalk.

Commissioner Bagley asked the difference in maintenance with the city between curb and gutter and no curb and gutter. Commissioner Barney responded that there really wasn't a difference other than the maintenance on weed control and water. Commissioner Barney said she feels like this ordinance needs to start somewhere. She would like to make a recommendation to add in a drainage plan for water and a plan for weed control.

Commissioner Riddle said the best interest for the city would be to add curb and gutter into the original development instead of having to come back later and add curb and gutter. He said a big reason for his thinking is for safety concerns. No other comments or questions were asked.

Commissioner Riddle made a motion to recommend approval to the Monroe City Council. Seconded by Commissioner Bagley. All were in favor. Motion passes 3-0.

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6. Consider Goold Brothers Corner Subdivision preliminary application. Located at approximately 300 W 400 N.

Doug Monroe is here submitting a preliminary application for his subdivision. He would like to be grandfathered in to the current ordinance to be able to not have to do curb and gutter for lots under 2 acres. Commissioner Barney informed the commissioners that the ordinance is a pending motion but technically has to be followed from the date it is published on the agenda. Commissioner Barney asked Doug when he turned in his application and he replied just shortly after the ordinance went into effect. Doug asked if the commissioners would grant him an exception and Commissioner Barney said no. But the city council gets the final word, they can review and grant that exception. The commissioners are just a recommendation board. Commissioner Barney asked if there are the required 10' utility easements on all sides of each lot. Doug replied yes, they are just not on this plat since it is a preliminary plat map. The easements will show on the recorded plat. Commissioner Barney has a concern on where 580 west ends into Luxury Estates. She is asking if the road will go all the way down Luxury Estates into White Fence Farms. Doug responded they would like to have the road go all the way through from the county into the city limits. Commissioner Bagley asked who owns the road right now, which Doug responded that he does. Commissioner Bagley asked about a drainage retention pond and if that is one of the currently proposed lots. Doug responded that part of the property they have bought is in the county and that's where they would like to have the retention pond instead of annexing in so they don't have to turn in water. Commissioner Barney asked how deep is the portion that's being left that's not being annexed into the city right now. She is wondering if there is enough room to add more lots in the future when they do decide to annex. Doug said if they could shrink lots down, they would. The percolation test

results came back and required the lots to be bigger. No other questions or comments were made. Commissioner Barney asked for a motion for the preliminary application.

Commissioner Barney made a motion to consider recommendation to the Monroe City Council for Goold Brother's Preliminary Subdivision Application. Seconded by Commissioner Bagley. All were in favor. Motion passes 3-0.

7. Consider zoning for proposed future dance studio located at approximately 100 E 700 N.

Ashlyn Thalman bought the dance studio of Center Stage Dance; they are now studio 17. She has been looking for over a year on where she can build a dance studio. She has been renting all over while trying to find a permanent place. She has found some property that would need to be annexed in to the city and Ashlyn wants to know if she would be able to build a dance studio on that annexed property. She would be buying a 1-acre parcel which would give them plenty of room for a parking lot, septic tank, and the studio itself. Commissioner Barney asked how big of a studio Ashlyn is planning on building. Ashlyn responded there would be 2 dance rooms and one large area for storage. Commissioner Barney showed where the city commercial zone ends and where the proposed property to be annexed is. As of now, that property is not in the commercial zone so Ashlyn's license would have to be a conditional use license. Commissioner Barney also asked about entering and exiting access to the dance studio since there is only one road in and out. Ashlyn informed the commissioners there is another road to access the studio from the North. Commissioner Barney asked about dance studio days and times which Ashlyn said it would be 5 days a week, after school, 3PM to 9PM. She also said the studio would be built nicely with a cinderblock fence around it, so it doesn't look so commercial in a residential area. The question was asked about how many students would be coming to each class and how many instructors would be teaching. Ashlyn said no more than 12 students at a time in each class and possibly 2-3 instructors where she has the 2 classrooms to teach at. So a total of 24 dancers at any one time could be at the building. Commissioner Barney said she would like to take this to city council and see what their thoughts are about her annexing commercially. Commissioner Riddle agreed that he would like to know the thoughts of the city council where it would be such a large investment for Ashlyn.

8. Consider Family Food Recreational Production-limiting number of pigs. Commissioner Barney went back through the May Monroe City Council minutes of when the commissioners presented their ideas for the Family Food & Recreational Production ordinance. The council responded back that they don't want to change the acreage or any other animal numbers right now, they would just like to have a cap on the number of pigs allowed. The commissioners discussed the problem about kids who are involved with 4H and fairs and they don't want to limit the number if that would affect those families and kids. They discussed about capping the number of adult pigs and younger pigs. The commissioners decided to do some more research and table the item until the next meeting.

9. Other Business.

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Commissioner Barney reminded the commissioners that Commissioner Lee would like them to review the parking ordinance the city currently has in place. She asked the commissioners to do some research and look over the ordinance and be ready to discuss it at the next meeting. No other business was discussed.

10. Adjournment.

Commissioner Barney made a motion to adjourn at 7:57 PM on Monday, June 16, 2025. Seconded by Commissioner Bagley. All were in favor. Meeting adjourned.