

MINUTES

MONROE CITY PLANNING COMMISSION

February 16TH, 2020

Notice is hereby given that the Monroe City Planning Commission will meet on Tuesday, February 16th, 2020 at the Monroe City Offices, 10 North Main Street, which meeting shall begin promptly at 7:00 p.m.

7:00P.M.

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

The regular meeting of the Monroe City Planning Commission was called to order by Chairman Bart Lee at 7:00 p.m. Opening prayer was offered by Commissioner Northrup.

Present:

Chairman Bart Lee

Commissioners:

Bart Lee

Bill Mecham-Excused

Janet Cartwright

Greg Northrup

Gordon Dickinson-Excused

Paula Roberts

Citizens:

2. Approval of previous meeting minutes held December 15th, 2020.

Commissioner Northrup made a motion to approve the minutes with the corrections seconded by Commissioner Roberts.

3. Citizens comments.

4. Select chairman and vice chairman for 2021.

Commissioner Roberts made a recommendation to select Chairman Bart Lee to remain Chariman for 2021 seconded by Commissioner Northrup. All were in favor. Motion Passes 3-0.

5. Oversized shop exceeds 1,400 square feet located at 725 S Jones Road submitted by Kim Chapman.

The Chapmans are here to get approval to build another storage unit, it is the same as their current ones. It would house 20 units. Commissioner Lee asked if there is water to the units and Conna informed them that none of the building have water or electricity.

Commissioner Northrup made a motion seconded by Commissioner Roberts. All were in favor. Motion passes 4-0.

6. Conditional Use License "D and L associates LLC DBA DB Sound Factory" located at 258 E 700 S submitted by David Belcher.

DB Sound factory Mr. and Mrs. Belcher are here seeking approval to have a music studio out of their home. They ran music studios out of Las Vegas and Flagstaff Arizona, he is looking to give local musicians an option to have a professional recording without having to leave Sevier County. He is also offering audio transfer services and education services. Mr. Belcher enjoys the educational part of helping students learn how to use their instruments. The studio is in the basement and will be soundproof. There is plenty of parking on the property. Commissioner Lee asked how many people could be involved at one time? Mr. Belcher told the Commissioners he could house a band but would rather not have that many, the max would be 4 at a time. Commissioner Lee said he saw no issues with it. Commissioner Roberts asked if someone wanted to send a recording off if he could help that individual do that and Mr. Belcher replied yes.

Commissioner Roberts made a motion to recommend approval to the Monroe City Council seconded by Commissioner Northrup. All were in favor. Motion Passes 3-0.

7. Conditional Use License "Starr by Night" located at 57 N 300 W submitted by Justin and Shelly Starr.

The Starr's are here seeking approval to host a AIR BNB out of a old shop they have fixed up. It is just a single bedroom with a kitchenette. There would be no long-term rentals, neighbors are aware and supportive of the Air BNB. They have plenty of parking but wouldn't expect to have more then 1-2 cars at a time since there are only 2 beds in the house. Commissioner Lee asked about the septic system, The Starr's informed them that there are actually 2 different leech lines so that would not be a problem. The issue that has arisen is the fact that there are 2 living quarters on a single lot and that is not permitted in Monroe.

Commissioner Roberts made a motion to recommend approval to the Monroe City Council with the conditions that the Starr's make the 2 building attached. Seconded by Commissioner Northrup. All were in favor. Motion passes 3-0.

8. Conditional Use License "KAP Real Estate LLC" located at 151 S Main Street submitted by Karl Pieper.

Karl Pieper is here seeking approval to do a air BNB on a studio shop on Main Street. Commissioner Lee asked what the septic system is and Mr. Pieper informed them it in a cess pool. He has contacted the health department and they told him he can keep the cess pool until it goes bad and then he will have to apply for a septic system. Commissioner Northrup asked about a kitchen in the building and Mr. Pieper informed them it has just a microwave and mini fridge, simple bathroom and 1 queen bed. Commissioner Northrup also asked about parking and Mr. Pieper told them there is plenty of parking in the front and the lot is $\frac{3}{4}$ acre so there shouldn't be a problem with parking. The issue with this property is also the fact that the shop is located on the same parcel as the house. The City of Monroe does not allow 2 residences on the same lot. The Commissioners did not feel comfortable to recommend approval at this time without doing a little more homework on the property. This item has been tabled until the next regular meeting.

9. Single lot split located at 65 W 500 S submitted by Doug Monroe.

Mr. Monroe is here wanting to do a single lot split of property that he has purchased. He is seeking permission. Commissioner Lee verified that water and irrigation lines won't be crossed. On the one property sits a single wide trailer that Mr. Monroe would like to have removed. That property already has water and power run to it. Mr. Monroe had the County recorder do some research and they were all combined at one point but recorded separately. They have been surveyed as separate parcels. A new parcel number will be issued for either the new piece Mr. Monroe has bought or the parcel that has remained. Commissioner Lee said he would like to know where the water meter sits, each lot will have 17,424 square feet. There will be plenty of frontage.

Commissioner Northrup made a motion to recommend approval to the Monroe City Council.

Seconded by Commissioner Roberts. All were in favor. Motion passes 4-0.

10. **Annual open public meeting training-Monroe City Recorder-Allison Leavitt.**

Recorder Leavitt educated the commissioners about how to properly open and close a public meeting. She touched base on.

11. **Adjournment.**

Commissioner Northrup made a motion to adjourn seconded by Commissioner Roberts. Meeting adjourned at 7:39 p.m.