

MINUTES

MONROE CITY PLANNING COMMISSION

May 16th, 2022**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 on May 17th, 2022, at 7:00 p.m. Opening prayer was offered by Commissioner Mecham.

Present:

Commissioners:

Bart Lee
Gordon Dickinson
Bill Mecham
Janet Cartwright-excused
Greg Northrup-excused
Paula Roberts

Citizens:

Broox Anderson
Sherry Weimer
Christine M. Nielson
RK Nielson
Bill James

2. Approval of previous meeting minutes held April 19th, 2022.

Commissioner Dickinson made a motion to approve the minutes with the stated corrections. Seconded by Commissioner Mecham. All were in favor. Motion passes 4-0.

3. Citizens comments.

Sherry Weimer is here wanting to state her opinion about a future dog grooming business. Her concern is that the address of the future business is in a residential area, and she doesn't want to see a commercial business move into her neighborhood. She has visited with other neighbors, and they are opposed to having the business there also. Commissioner Lee informed her that if they want to do kennels in addition to just a grooming business then the regulations change on a business. He also told her that a dog grooming business is different than a boarding house. Mrs. Weimer is very opposed to having any type of business in her neighborhood. She wants the commissioners to consider keeping residential areas, residential. She feels there are too many businesses in Monroe that are in the residential area. Commissioner Lee told Mrs. Weimer that Monroe is a bedroom community and many people do have "after hour" jobs to bring in extra income and that is supported. She again expressed her concern for the business and asked the commissioners to take into consideration how it would affect the residential neighborhood.

No other citizens were present.

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4. Conditional Use License for Billboard advertising located at 34 North Main Street. Submitted by Broox Anderson.

Broox is before the commissioners wanting to add advertising onto the side of his building. He is wanting to add the billboards for income and to add advertising in our community. Commissioner Lee asked if both billboards are proposed for signs and if so, if he plans on lighting the signs? Broox informed the commissioners that he is wanting both proposed areas to be for billboard signs and they both would be lit. Commissioner Roberts asked what type of advertising he is planning on doing? He told them that one will most likely be for the local hospital and the other to support community events. Commissioner Lee wants there to be a condition that the lighting cannot be flashing, he would also like there to be a time frame of the light to not be on from 11p.m. until 5 a.m.

Commissioner Roberts made the motion to approve the conditional use license with the stated conditions. Seconded by Commissioner Dickinson. All were in favor. Motion passes 4-0.

5. Cornerstone and Green Valley View Subdivision amendment. Submitted by Bill James.

Bill James is here tonight representing himself, his wife and his neighbors, Anthony, and Randi Whitmore. The Whitmore's and the James' would like to buy Lot #6 from the Cornerstone Subdivision and split it. The complication is that if they split it, it would create 2 illegal lots. They would like to split the lot and then absorb it into their current property to extend Bill's lot and the Whitmore's lot. Commissioner Lee then reiterated what Mr. James just presented. To be able to split this lot, they will have to amend both the Cornerstone and Green Valley View subdivision. He told Mr. James that he will want to change the legal description of both lots #16 and #18 to include the new lot acreage. Commissioner Dickinson asked about the extra line that is present on the presented plat map. Mr. James informed the commissioners that the dark line is the survey line, and the other line is the fence line. He also told the commissioners that there is a house that sits in between what is being proposed but Mr. James and the Whitmore's have visited with the owners, and they are not opposed to the lot split and combination. Commissioner Lee doesn't see a problem with it. Commissioner Roberts feels like it improves the lots since it makes them larger. The Commissioners encouraged Mr. James and the Whitmore's to move forward with the proposed split by getting a survey and coming back to planning commission.

6. D.A.M. Subdivision amendment submitted by Christine Nielson.

Christine gave a history of the property by stating when the grocery store and post office were built, they were deeded part of the D.A.M. Subdivision property to have enough parking and space for the buildings. In 2002 there was 25 more feet deeded from lot #3 and then Gary Barben asked if he could have 50 more feet to possibly do a parking lot in the back of the grocery store. Christine was told that she has an illegal lot in her subdivision. Lot #4 is illegal due to lack of size. She just wants to know what she needs to do to get her subdivision recorded correctly. She would like to amend the subdivision by splitting the lots and giving Mr. Barben the 50' to make all lots legal. Commissioner Dickinson asked to verify the property that she wants to split off. She then detailed that GG's sits on lot #2, the post office sits on lot #1. Since the post office and GG's properties touch the subdivision, they will have to sign off on the amendment to the subdivision. Commissioner Mecham asked Christine to get the survey done then bring it back in for approval so she can record the subdivision correctly. No other questions or comments were made.

81 **7. Other business.**

82 Commissioner Lee informed the commissioners that right now they are on a rotating 3-2 schedule which
83 means they are replacing 3 commissioners one year and 2 commissioners another. The commissioners
84 currently serve a 5-year term. Commissioner Lee would like to change the rotation, so they are looking
85 to replace 1 commissioner per year instead of looking for 3 commissioners in the same year. The council
86 is on the same rotation, but they are voted in and the commissioners are appointed. He is asking for
87 input and for the commissioners to think about it. As of right now, Commissioner Lee, Dickinson and
88 Roberts are set to end their term in December of 2024. Commissioner Mecham and Commissioner
89 Northrup are due December of 2022. Commissioner Lee will visit with the Monroe City Council at their
90 next meeting to get their opinion also on changing the rotation.

91 **8. Adjournment.**

92 Commissioner Dickinson made a motion to adjourn at 8:01 p.m. seconded by Commissioner Roberts.
93 Meeting adjourned.