

Monroe County Board of Commissioners

Minutes of the September 06, 2022

Regular Commissioners Meeting

6:00 P.M. Meeting

Present:

Greg Tapley, Chairman

Lamarcus Davis, Vice Chairman

Eddie Rowland, District 2

John Ambrose, District 3

George Emami, District 4

Staff:

Jim Hedges, County Manager

Nathalie Sundeen, County Attorney

Janet Abbott, County Clerk

Kelsey Fortner, Community Development Manager

Richard Dumas, Public Information Officer

Welcome

Chairman Tapley welcomed everyone in attendance.

Prayer

Commissioner Davis led the invocation.

Pledge

Chairman Tapley led the Pledge.

Roll Call

County Clerk Janet Abbott called roll.

Call to Order

Chairman Tapley called the meeting to order at 6:00 P.M.

Proclamation

Chairman Tapley read a Proclamation commemorating September 6, 2022, as 12U Monroe County All-Stars Day. The Proclamation stated the Monroe County Board of Commissioners wishes to recognize the outstanding achievements of the 12U Monroe County All-Star baseball team.

The proclamation was presented to the 12U team and their coaches.

Recreation Director Landon Sparks was present for the presentation.

New Business

Approve Agenda

Chairman Tapley presented the agenda for approval with the addition of Item G, water department staffing. Commissioner Ambrose motioned to approve the agenda with said changes.

Commissioner Davis seconded the motion and the motion carried 5-0.

Approve Minutes-BOC Meeting-August 16, 2022 & August 18, 2022, Called Meeting

Commissioner Davis motioned to approve the minutes of the August 16, 2022, Regular meeting and the August 18, 2022, Called Meeting with the usual 30 days for changes.

Commissioner Emami seconded the motion and the motion carried 5-0.

Planning & Zoning Public Hearings

Natalie & Christopher Sundeen-Variance

Commissioner Ambrose motioned to open a public hearing for a zoning application at 6:11 P.M.

Commissioner Emami seconded the motion and the motion carried 5-0.

Community Development Manager Kelsey Fortner presented an application for a variance located at Hwy 42 North, Map 051 Parcel 001. The applicant and property owner is Natalie & Christopher Sundeen. The property is zoned agricultural. Ms. Fortner stated the variance request will be a preliminary plat request for the creation of a private road. The private road will access 3 lots, two of the lots are slightly less than the minimum 10-acres. Ms. Fortner stated the variance request is for the private road and one lot being less than 10-acres. Ms. Fortner stated there was no opposition to the request and the Planning and Zoning Board recommended approval 4-0 with Chad Tyler recusing himself.

No one was present in opposition to the application.

Commissioner Ambrose motioned to close the public hearing at 6:15 P.M.

Commissioner Rowland seconded the motion and the motion carried 5-0.

Commissioner Ambrose motioned to approve the variance application.

Commissioner Davis seconded the motion and the motion carried 5-0.

Annelle Gracia-Variance

Commissioner Ambrose motioned to open a public hearing for a zoning application at 6:16 P.M.

Commissioner Emami seconded the motion and the motion carried 5-0.

Community Development Manager Kelsey Fortner presented an application for a variance located at 0 Watson Road, Map 074 Parcel 005D. The applicant and property owner is Annelle Gracia. The property is zoned agricultural. Ms. Fortner stated the variance is to build 3-homes on a 7.75-acre lot. A variance for road frontage is needed as well. A driveway would be shared for the 3 homes on the lot, and this is for family. Ms. Fortner stated there was some opposition to the request and the Planning & Zoning Board recommended approval 5-0 with the condition of bringing a plat with a survey of the driveway easement and three separate parcels.

No one was present in opposition.

Commissioner Emami stated he is opposed to putting three homes on the 7.75-acre lot and dividing into three separate parcels because of the lot's narrow width.

Chairman Tapley suggested splitting the 7.75-acre lot into two lots and building one home on each lot with a guest home on one of the two newly created conforming tracts.

Commissioner Ambrose motioned to come out of the public hearing at 6:41 p.m.

Commissioner Rowland seconded the motion and the motion carried 5-0.

Commissioner Davis asked for it to be explained to the applicants the option of putting a secondary home on one lot.

Following an extensive board discussion, Commissioner Ambrose motioned to table the application pending the requested survey.

Commissioner Emami seconded the motion and the motion carried 5-0.

Thomas Fletcher-Variance

Commissioner Davis motioned to open a public hearing for a zoning application at 6:42 P.M.

Commissioner Emami seconded the motion and the motion carried 5-0.

Community Development Manager Kelsey Fortner presented an application for a variance located at 7051 HWY 87, Map 112 Parcel 015. The applicant and property owner is Thomas Fletcher. The property is zoned agricultural. Ms. Fortner stated the request is for 60' private road access to a 12-acre parcel, the lot will be bordered with family property and will not be sold. The 60' road would widen 300'- 400' and follow the wood line. The property owner could not reach the 150' at the road due to the existing driveways. Therefore, they are

asking for the variance for a 60' private road. Ms. Fortner stated there was no opposition and the Planning and Zoning Board recommended approval 5-0.

Commissioner Davis motioned to close the public hearing at 7:02 P.M.

Commissioner Emami seconded the motion and the motion carried 5-0.

Following a Board discussion, Commissioner Emami motioned to approve the variance application.

Commissioner Rowland seconded the motion and the motion carried 5-0.

Subdivision Plat-Bolingbroke Manor II

Community Development Manager Kelsey Fortner presented final plat approval for Bolingbroke Manor Phase II. Ms. Fortner stated Developer Matt Gilbert has turned in his preliminary plat for Bolingbroke Manor Phase II. This entire subdivision was approved for the preliminary plat already by the board. Ms. Fortner stated the roads have been placed and approved by Road Superintendent Jr. Watts. Retention ponds have been placed and environmental health has signed off as well.

Commissioner Ambrose stated the stormwater ponds needed to be addressed due to the flooding of nearby properties.

Following a Board discussion, Chairman Tapley motioned to approve the final plat for Bolingbroke Manor Phase II.

Commissioner Emami seconded the motion and the motion carried 5-0.

Speed Bump Ordinance (1st Reading)

County Manager Jim Hedges stated that a request for an ordinance for speed bumps was recently brought forward to the Monroe County Board of Commissioners. County Attorney Ben Vaughn has drafted a speed bump ordinance.

Nathalie Sundeen presented the first reading of the speed bump ordinance to the board.

Weldon Road

Commissioner Emami stated he had asked that Weldon Road and Mayfield Road be placed on the agenda.

Commissioner Emami stated several his constituents in the area personally travel the intersection frequently and there is increased traffic and people in a hurry. Commissioner Emami stated he thinks there is a need for a four way stop at Mayfield Road, Weldon and Westbrooks Road.

Commissioner Emami motioned to start the process of installing a four-way stop at Mayfield, Weldon, and Westbrooks Road.

Commissioner Ambrose seconded the motion and the motion carried 5-0.

Water Department Personnel

County Manager Jim Hedges asked approval to add an additional position to the water department due to the increased customer base from the addition of the new water lines.

Commissioner Ambrose motioned to approve the new position.

Commissioner Davis seconded the motion and the motion carried 5-0.

Old Business

There was no old business discussed.

Commissioners' Comments

Commissioner Ambrose requested to donate \$1000 of his district's discretionary funds to the ongoing renovation of the Bolingbroke Community Clubhouse.

Chairman Tapley motioned to approve the use of the discretionary funds for the donation.

Commissioner Davis seconded the motion and the motion carried 5-0.

Commissioner Davis invited citizens to attend the next monthly town hall meeting on Saturday, September 10th from 10:00 a.m. until 11:00 a.m.

Public Comments

Leila Stone, resident of 768 Weldon Road, spoke regarding the traffic and flooding issues on her property.

Jamie Daniel, resident of 607 Weldon Road, spoke regarding the traffic, flooding issues on her property and the high drug activity on Weldon Road.

Executive Session-Personnel

Commissioner Emami motioned to enter executive session at 7:43 p.m. for personnel.

Commissioner Davis seconded the motion and the motion carried 5-0.

Commissioner Ambrose motioned to come out of executive session at 8:02 p.m.

Commissioner Davis seconded the motion and the motion carried 5-0.

Action from Executive Session

Attorney Nathalie Sundeen stated a personnel action was discussed in executive session and no action was taken.

Adjourn

Commissioner Ambrose motioned to adjourn at 8:03 p.m.

Commissioner Davis seconded the motion and the motion carried 5-0.

Respectively Submitted by:

Janet Abbott, County Clerk