

MUNICIPALITY OF MONROEVILLE

PLANNING COMMISSION

MARCH 15, 2023

MINUTES

The meeting was called to order at 7:30 p.m. by Chairman Tony Pokusa.

PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE

The Pledge of Allegiance was recited and a moment of silence was observed.

ROLL CALL

The Recording Secretary, Sharon McIndoe, called roll and the following were present: Anthony Pokusa, Paula Montgomery, Heidi Lawrence, Ronald Massung, Leonard Bertoni, P. Lorraine Lewis-Burke and Paul Whealdon. Mr. Walker was absent.

APPROVAL OF MINUTES

There being no corrections, additions or deletions to the minutes of the Regular Meeting of February 15, 2023, a motion was duly made by Mr. Massung to approve them, as submitted, and Mr. Bertoni seconded it. Upon a voice vote, the motion carried unanimously.

REORGANIZATION

Mr. Pokusa explained the reorganization would be postponed until Mr. Walker was present.

NEW BUSINESS

SUBDIVISION 23-2-SUB

BOWSER GENESIS OF MONROEVILLE

The applicant is requesting preliminary and final subdivision approval to subdivide Tax Parcels 107-H-175 and 1244-A-368. Lot One with 15.072 acres and Lot Two with 11.710 acres. The properties are located at 1580 Gold Mile Highway in the C-2 Business/Commercial Zoning District.

Mr. Lenny White with KU Resources came forward representing the applicant and reported this is a lot line revision. He explained the existing Bowser Chevrolet Parcel has two parcels with one cutting through the existing body shop and they want to make a separate parcel for Genesis. He stated the green line is the existing property line dividing the two parcels and they wanted to shift the line to the south to make the two lots. He added the total for Parcels One and Two is approximately 26 acres and they are almost splitting it in half with 15 acres for one and 11 for the other.

There being no discussion, Mrs. Lawrence duly made a motion to approve Subdivision Application No. 23-2-SUB and Mr. Massung seconded it. Upon a voice vote, the motion carried unanimously.

CONDITIONAL USE 23-3-C

TERRY SMITH

The applicant is requesting conditional use approval to operate a child care facility pursuant to Monroeville Zoning Ordinance, No. 1443, as amended, Section 401.9. The property is located at 206 Monroe Street, Tax Parcel 743-E-003, in the C-2, Business/Commercial Zoning District.

Ms. Terry Smith, the applicant, came forward to explain the request. She indicated she wanted to move her child care business to this location. She reported this would be for one group of not older than five years old. She pointed out the ample parking area and the playground which can hold approximately 20 children at a time.

Mr. Pokusa requested an explanation for Monroe Street. Ms. Smith explained it is behind the Five Guys Restaurant, the Wine and Spirits and the doctor's office.

Mrs. Lawrence inquired about the location of her current business and Ms. Smith answered across from CCAC Boyce Campus at 610 Beatty Road. Mr. Pokusa inquired whether that location would be closed and Ms. Smith answered affirmatively.

Mr. Whealdon added it is a good location for a day care with a quiet street with a nice parking lot.

There being no further discussion, Mrs. Lawrence duly made a motion to approve Conditional Use. 23-2-C and Mr. Massung seconded it. Upon a voice vote, the motion carried unanimously.

ADJOURNMENT

There being no further business to come before the planning commission, at this time, Mrs. Lawrence duly made a motion to adjourn the meeting a 7:40 p.m. and Mr. Bertoni seconded it. Upon a voice vote, the motion carried unanimously.

Respectfully submitted,

Anthony Pokusa,
Chairman

AP/sam