

Minutes
Louisville Municipal Planning Commission
March 18, 2025
6:00 PM

Members Present

John Loope, Chairman
Rick Fuller
Kent Vaught
Gwynne Macon

Rob Daugherty
Scott Bassett
Steven Kelley

Others Present

Jill Pugh, Mayor
Barry Ottinger, Building Official
Jordan Rockwell, Planner

Ed Cloud & family
Bill Mattison
Don Middleton & wife

Chairman John Loope called the meeting to order at 6:05 p.m.

Approval of Minutes from February 18, 2024. Motion was made by Steven Kelley to table the approval of the minutes until review of the recordings to verify the accuracy of the section labeled Mayor's report for authenticity. 2nd by Rick Fuller, motion carried by unanimous consent. Recording will be made available to all members of the Commission.

Mayor's report

Mayor Pugh updated the progress toward development of Jesus Yantz property located at Topside and Louisville Rd. She reiterated the need for local residence to purchase fuel in Louisville for highway tax revenue, especially with both bridges on Miser Station Rd failing. Chairman Loope concurred the bridges are failing, and more people need to shop local.

Building Officials report

The Building Official updated the board on a question that was posed to the Town Attorney regarding whether the town can require a referendum for outdoor events, concerts, festivals, etc. Specifically, if someone wanted to hold a festival, could the town require a referendum (which would need to win approval in a general election)? The town does not have the authority to determine if a referendum is needed. The town cannot require a referendum for such events. Referendums are only applicable for matters of statutory law, such as those involving beer sales, liquor by the drink, etc.

Additionally, a question was raised regarding the permitting of agricultural buildings. MTAS has provided documentation confirming that municipalities can permit agricultural buildings. However, municipalities cannot use zoning or ordinances to restrict such buildings.

MTAS has informed Town Manager Hailey Russell that adding items to the board's agenda that have not been publicly posted is unauthorized. The board may vote to include such items during the meeting. However, any decisions made or agreements reached on these items would be considered invalid. *[Example: March 11, 2025 BMA meeting]*

The property at 2639 Topside Rd, also known as Pickleville, has violated the Town Ordinance by installing a parking lot without approval from this board. No permit was issued, and no stormwater engineering was completed by the property owner. Alderman Daniel Franklin stated that he authorized the work. I have informed the Mayor, and she will decide whether any action is necessary.

Business Items:

Subdivision of William and Mary Brown Estate

Motion was made by Kent Vaught to approve the subdivision of the William and Mary Brown Estate as requested, subject to approved signatures as required. 2nd by Steven Kelley, motion carried by unanimous consent.

Agriculture buildings permitting, update on George Creek Properties LLC

After much discussion, motion was made by Rob Daugherty to recommend to the BMA that an ordinance be passed allowing the Town to permit certain agricultural buildings. These buildings will be those that permit public access. All other agricultural buildings will remain unrestricted. 2nd by Scott Bassett, motion carried by unanimous consent.

Update was provided by the Building Official on George Creek Properties LLC development of the agricultural facilities under construction along Topside rd.

Ed Cloud Property site plan revision

After a brief discussion, motion was made by Rob Daugherty to allow the site plan changes requested by Ed Cloud. Site plan will now include a dumpster pad, sidewalk to dumpster along with a paved egress for servicing the dumpster. 2nd by Scott Bassett, motion carried by unanimous consent. The Design Review Committee will determine screening requirements.

Review Site Plan application process and requirements

After considerable discussion, that included John Loope recommending the word "Shall" be changed to the word "May" on Site Plan requirements as outlined in the TOL Zoning Ordinance, it was determined that no changes would be made at this time. The board ask Town Planner Jordan Rockwell to provide examples of other municipalities requirements.

Other actions items that may properly come before the Commission.

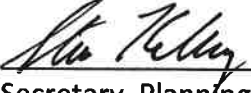
Steven Kelley made a motion based on a request by the Building Official for the board to add a review of a subdivision of Bill Mattison's property on light Pink Rd. 2nd by Rick Fuller, motion passed by unanimous consent.

The preliminary drawing was provided for to the board. Mr. Mattison was present to answer any questions. After a brief discussion, it was agreed that if the final plat was submitted as drawn on the preliminary it would for all likelihood be accepted by the Commission.

Kent Vaught made a motion based on a request by the Building Official for the board to allow the property owner at 2926 Topside Rd, Church of the Nazarene Camp, authorization to construct a storage room under the

canopy of the assembly area, with only Building Official inspections for compliance with the International Building Code. 2nd by Steven Kelley, motion passed by unanimous consent.

Steven Kelley made the motion to adjourn the meeting and was 2nd by Kent Vaught. Meeting was adjourned by Chairman Loope.


Secretary, Planning Commission


Chairman, Planning Commission

AGENDA
LOUISVILLE MUNICIPAL PLANNING COMMISSION
Louisville Town Hall
Tuesday March 18, 2025

John Loope, Chairman
Rick Fuller
Kent Vaught
Gwynne Macon

Steven Kelley, Secretary
Scott Bassett
Rob Daugherty

1. Call to Order
2. Establish a quorum.
3. Approval of Minutes from February 18, 2025
4. Mayor/BMA Report

BUSINESS ITEMS:

5. Subdivision of William and Mary Brown Estate
6. Agriculture buildings permitting, update on Georga Creek Properties LLC
7. Ed Cloud Property site plan revision
8. Review site application, board to bring planning binders
9. Continuing Education, Jordan Rockwell, Town Planner
10. Other action items that may properly come before the commission.
11. Citizen Comments
12. Adjournment

