

MUNICIPALITY OF MONROEVILLE

PLANNING COMMISSION

APRIL 16, 2025

MINUTES

The meeting was called to order by Chairwoman Paula Montgomery at 7:30 p.m.

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: Paula Montgomery, Heidi Lawrence, Bruce Walker, P. Lorraine Lewis-Burke, Carol Seman, Zachary Prucnal and Paul Whealdon. Mr. Seigelson was absent.

APPROVAL OF MINUTES

There being no corrections, additions or deletions to the minutes of the Regular Meeting of March 19, 2025, a motion was duly made by Mr. Walker to approve them, as submitted, and Mrs. Lawrence seconded it. Upon a voice vote, the motion carried unanimously.

NEW BUSINESS

SUBDIVISION 25-2-SUB

LAUREL HIGHLANDS SURVEYING COMPANY

The applicant is requesting preliminary and final subdivision approval pursuant to the Monroeville Subdivision and Land Development Ordinance, No. 2525, to subdivide Tax Parcel 746-A-368 into three lots in the R-2, Single/Multi-Family Zoning District. Lot One with an area of 0.19 acres; Lot Two with an area of 0.19 acres and Lot Three with an area of 0.19 acres. The property is a vacant lot along Orchard Street.

Mr. Whealdon reported the applicant was not present and he would present the application. He explained it is a vacant property that is open and there are some trees in the back. He reported the applicant purchased the property and they want to subdivide it into three lots to build three single-family homes. He stated it is a simple three-lot subdivision.

Mrs. Lawrence inquired whether it was currently four or five lots. Mr. Whealdon indicated it is currently one lot and the applicant shows it as already subdivided. He pointed out the lines that would be added to create Lots One, Two and Three.

Mr. Walker inquired whether it had a sidewalk and Mr. Whealdon answered there is no sidewalk in the vicinity. Mr. Walker questioned whether it is required and Mr. Whealdon asserted it could be made a condition of the approval. Mrs. Montgomery was uncertain what it would connect to at the left of the lot and questioned whether those are other residential units. Mr. Whealdon stated there are other houses over that way but the property immediately adjacent is vacant. Mrs. Montgomery stated there is nothing there and it is vacant across the street. Mr. Whealdon reported there is another

application to build a home across from the vacant lot. He added there will be four new single-family homes in the area. Mrs. Montgomery suggested the sidewalks should be required because the area is being developed and there may be more houses there. Mr. Whealdon explained sidewalks are typically required but there is no other sidewalk in this area. Mrs. Lawrence asserted it is an older neighborhood. Mrs. Montgomery felt if it continues to be developed on both sides then it should be required. Further discussion ensued.

Whereupon, Mrs. Lawrence duly made a motion to approve Subdivision Application No. 25-2-SUB and Mr. Walker 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, a motion was duly made by Mr. Walker to adjourn the meeting at 7:39 p.m. and Mrs. Lewis-Burke seconded it. Upon a voice vote, the motion carried unanimously.

Respectfully submitted,

Paula Montgomery
Chairwoman

PM/sam