

PLANNING COMMISSION REGULAR MEETING MINUTES

July 10, 2023

The Greenville Planning Commission held its regular monthly meeting on Monday, July 10, 2023, at 4:30 p.m. in the Council Chamber at City Hall. Chairman Branum asked Recording Secretary Christy Bozeman to call the roll. The following members were recorded present: Chairman Richard Branum, Reverend Leander Robinson, Mrs. Dee Blackmon, Mr. Freddie Daughtry, Mr. Steve Bush, Mr. Eddie Cook and Mr. Frank Bentley. City Attorney Brandon Simmons was in attendance. Vice-Chairman/Councilman Joseph West and Mr. Howard Meadows were absent.

Chairman Branum recognized Mr. Frank Bentley as the newest Planning Commission Member.

APPROVAL OF MINUTES:

Chairman Branum advised each member had received a draft of the Monday, May 1, 2023, Regular Meeting minutes and asked if there were any additions, deletions, or corrections to be made to the minutes. **Reverend Robinson moved to accept the minutes as presented.** Mr. Daughtry **seconded** the motion. Chairman Branum announced the **motion carried** with a unanimous vote of the Commission.

BUILDING OFFICIAL'S REPORT:

Building Official John Haire reported the construction for the Hwashin Expansion on Industrial Parkway has completed their e-coat line assembly. Mr. Tobey Mitchell's fabrication shop on Merriweather Trail has completed its construction of the exterior portion of the development. No residential housing permits were issued for the months of May or June.

NEW BUSINESS:

LEANDER AND LOIS ROBINSON **SUBDIVISION OF PROPERTY**

Chairman Branum recognized Reverend Leander Robinson who presented a plat to subdivide a lot he owns at 317 E. Perdue Street. **Mr. Cook made a motion to accept the subdivision of property plat as presented.** Mr. Bush **seconded** the motion. **Reverend Robinson abstained.** Chairman Branum announced the **motion carried** with a unanimous vote of the Commission. *Plat illustration appears at the end of the minutes

PIONEER ELECTRIC CO-OP **DEVELOPMENT PLAN**

Chairman Branum recognized Mr. Jonathon Collard, who presented a development plan on behalf of Pioneer Electric Co-Op. Mr. Collard informed the Commission of the plans to construct a new office building at 1443 Sherling Lake Road. The proposed development will serve as the new headquarters for our local Pioneer Electric office. The 16,000 sf. construction will house a business office with a drive-thru and an Engineering Bay. Plans also include a warehouse and truck bay with adequate access for the ingress and egress of Pioneer's trucks and equipment. The 18-acre tract of land where the development will be is located inside the City limits, the pole rack storage, and a portion of company vehicle and equipment parking is located outside of the City limits. **Mrs.**

Blackmon made a motion to accept the development plan as presented. Mr. Eddie Cook **seconded** the motion. Chairman Branum announced the **motion carried** with a unanimous vote of the Commission. *Site Plan illustration appears at the end of the minutes

OTHER BUSINESS:

None.

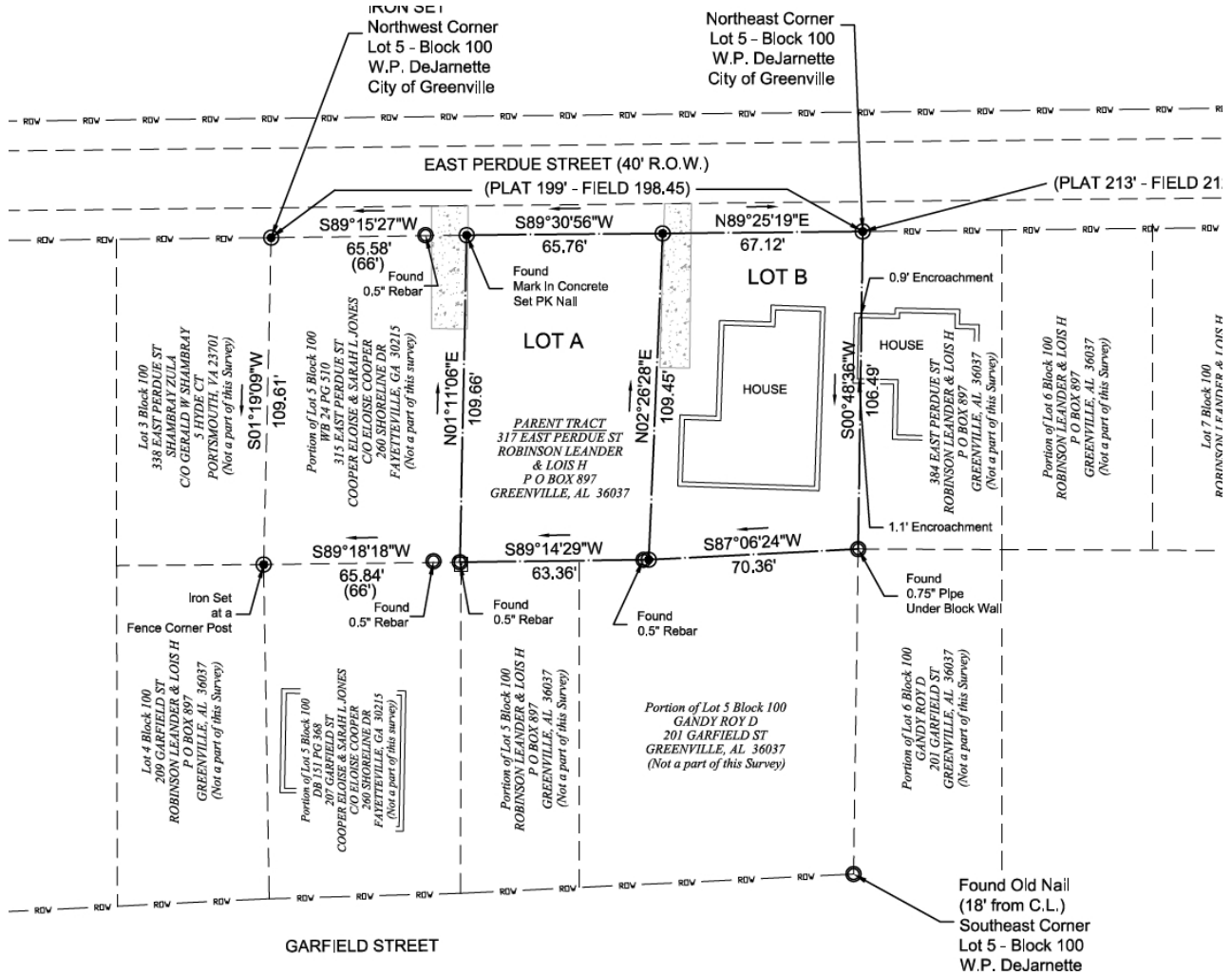
ADJOURNMENT:

With no further business coming before the Planning Commission, the meeting was duly adjourned at 5:47 p.m.

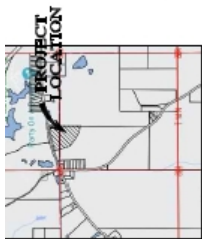
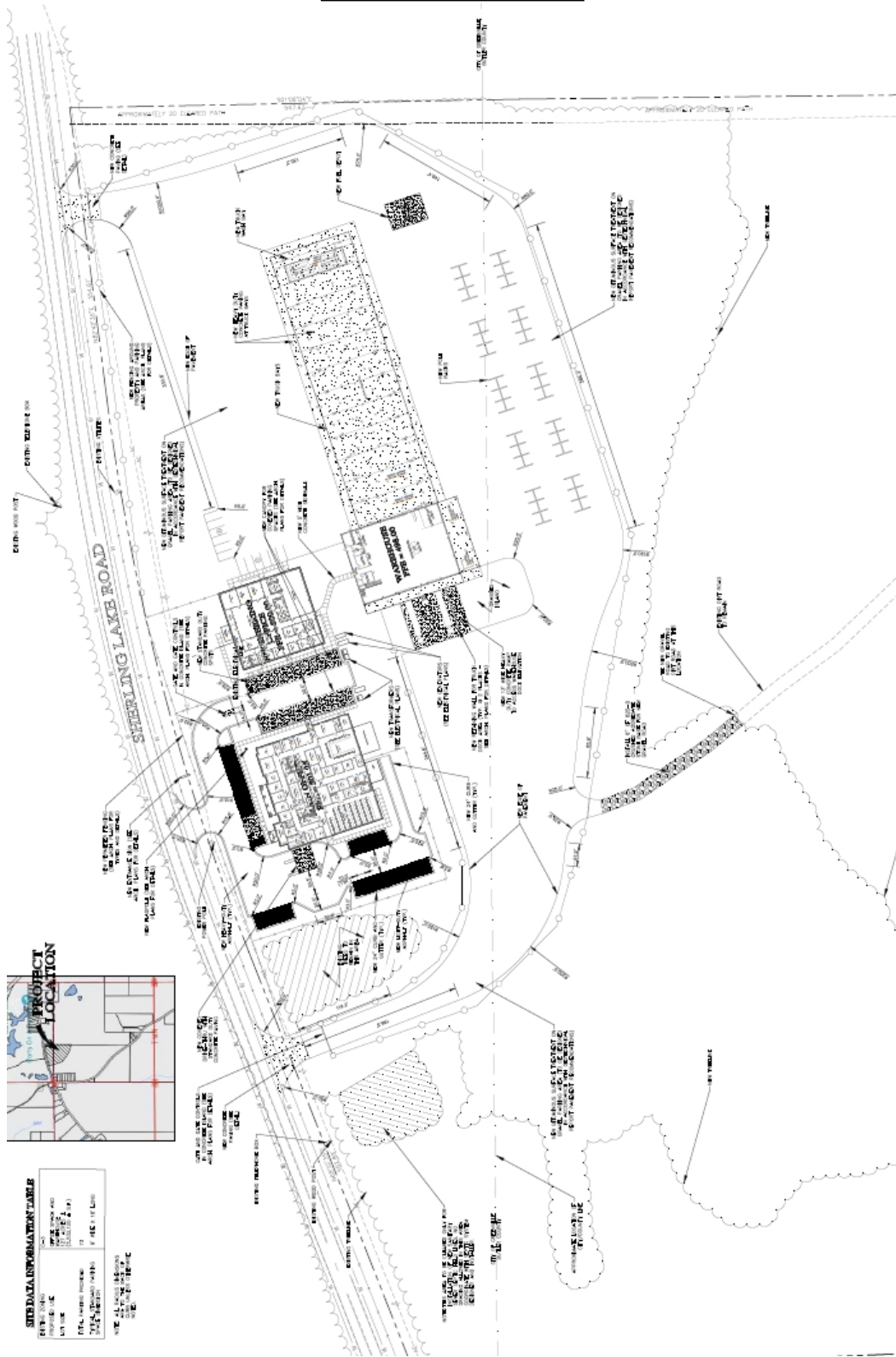
Richard Branum, Chairman

LEANDER AND LOIS ROBINSON SUBDIVISION OF PROPERTY

Recorded in Plat Book 4 Page 183 on July 11, 2023, at the Butler County Probate Office.



PIONEER ELECTRIC CO-OP DEVELOPMENT PLAN



SITE DATA INFORMATION TABLE

DATE: 07/10/23	SCALE: AS SHOWN
DRAWN BY: J. H. HARRIS	PROJECT NO: 23-001
CHECKED BY: J. H. HARRIS	DATE: 07/10/23
FILE NUMBER: 23-001	
OWNER: PIONEER ELECTRIC CO-OP	