



TOWN OF MASON
MUNICIPAL PLANNING COMMISSION MEETING MINUTES
AUGUST 11, 2025, 6:03PM

I. Call to Order and Determination of a Quorum: Alderman Alethea Harris

Prayer: Alderman Alethea Harris

Roll Call: Mayor Eddie Noeman, Alderman Alethea Harris, Norma Davis, Billy Martin, and Town Recorder Lureatha Harris (Laqueisha Hennings was absent)

Others in Attendance: Town Planner Brett Morgan

Visitors: Franklin Powell

II. Adoption/Approval of the Planning Commission Meeting Minutes of July 14, 2025

Mayor Noeman made a motion to adopt the Planning Commission Meeting Minutes of July 14, 2025, and the motion was 2nd by Billy Martin: vote passed 5-0

III. OLD BUSINESS:

- **FLOOD SITUATION CONT'D DISCUSSION**

Mr. Powell letter was reviewed by Mr. Morgan that he received from FEMA. Mr. Morgan said he would follow up with Mr. Bui. Mr. Powell said he received his certificate of occupancy for three of his residential houses. The bank runs a flood search, and the houses were not in the FSA/Flood Search Area per Mr. Powell, certs are coming back that the property is not in a flood zone. Mr. Morgan said he checked all the lots/ details and will contact Mr. Bui because he doesn't see the need to change anything.

NEW BUSINESS:

- **FOOD TRUCK ORDINANCE**

The Food Truck Ordinance was reviewed with the Planning Committee by Alderman Harris to present to the BOA as a recommendation for approval, Lureatha Harris made a motion to recommend presenting the Food Truck Ordinance to the BOA, and the motion was 2nd by Mayor Eddie Noeman: vote passed 4-1 (Norma Davis voted no)



- **FEES REQUIRED AS RELATED TO THE PLANNING COMMISSION**

Building permits require a building inspector, or a code enforcement officer for residential, commercial, and industrial uses. The R-2 residential lots require 10ft. side, 25ft. back yard, and 25ft from the street excluding accessory structures. The BZA, and variance fees will be further reviewed and discussed as they are related to Planning. Mayor Noeman mentioned widening the ditches, and a Cybercafé and a Community Center.

- **UPDATE ON THE PLANNING GRANT AND DISCUSS OPTIONS FOR FUNDING**

Mr. Morgan spoke about the Planning Grant, the Town was rejected in February, 2025. Mr. Morgan is working on editable match maps and wants the county to be in control. Mayor Noeman spoke about repairing Highway 59 and Mason Road. The Board mentioned the Land Use Plan, Zoning Map, and the Major Road Plan, TDOT requires a warranty study. Mr. Morgan said the warranty study has to say it's done, according to the City's vision.

IV. Any Other Business: There was none

V. Adjournment: Billy Martin made a motion to adjourn the meeting, and the motion was 2nd by Mayor Noeman: vote passed 5-0 Meeting adjourned at 7:11PM

Lureatha Harris, Secretary

Date

Alethea Harris, Chairman