

MADISON CITY PLAN COMMISSION

Minutes

June 12, 2023

The Madison City Plan Commission held a regular meeting on Monday, June 12, 2023 at 5:30 p.m. in City Hall. The meeting was called to order by Josh Wilber, President, with the following additional board members present: Mike Armstrong, Van Crafton, Karl Eaglin, Rick Farris, Zac Laughlin, Jerry Ralston, and Patrick Thevenow. Also present: Devon Sharpe, Attorney; and Joe Patterson, Secretary/Associate Planner. Absent: Nicole Schell, Director of Planning.

Minutes:

There were no corrections or additions to the May 8, 2023 meeting minutes – K. Eaglin made motion to approve the May 2023 minutes as written –seconded by V. Crafton – Unanimous Consent Vote – all ayes – Final vote is eight (8) in favor and none against.

May 8, 2023 Minutes approved in accordance with motion and vote.

New Applications:

- **SDVA-23-1:** David Connolly – Application for Variance form Subdivision Regulations. Applicant requests a waiver from Section J Paragraph 1 of the Subdivision Regulations delineating the requirements for a portion of the land be set aside for park use.

Location: 46 E 350 N

Zoned: High Density Residential (R-32)

David Connolly – 46 E 350 N – Owner of the parcel to be subdivided and stated that since there are only going to be five parcels in total, the requirement for the amount of land to be set aside for park use would consume a rather large portion of the land available and would make the subdivision much less feasible.

Debbie Walls – 350N – Stated she regarding the number of homes that would be present.

Discussion with the Board Members, applicant, public, and Staff revealed that there would only be five dwellings in this subdivision in an area that was zoned as High Density and this would likely have minimal impact to the area with traffic and other concerns. Drainage concerns would be addressed in the building permit and construction process. Each new land owner of each parcel would be sold individually and each owner would be responsible for their own permits and construction plans.

No additional questions or comments from the Board. Floor opened for public comment.

Findings of Fact

1. Will this variance be detrimental to the public safety, health, or welfare, or injurious to other property?

Mike Armstrong

No, I don't think any of that will be affected.

Rick Farris

No, I don't think so either. I think the current conditions are such that the onus would be on the builder that purchases that property.

Patrick Thevenow

I don't see any reason why any of that would be affected. It's a small parcel being divided into small lots.

Van Crafton	No.
Zac Laughlin	No.
Karl Eaglin	No.
Jerry Ralston	No.
Josh Wilber	I don't think so either

2. Are the conditions upon which the request for a variance is based unique to the property for which the variance is sought and are not applicable generally to other property?

Mike Armstrong	No.
Rick Farris	I don't see any reason to believe so.
Patrick Thevenow	I think given the size of the property it does make it kind of unique to this situation.
Van Crafton	No.
Zac Laughlin	No.
Karl Eaglin	No.
Jerry Ralston	No.
Josh Wilber	I agree with Patrick on the same thing.

3. Did the need for the variance arises because of the particular physical surroundings, shape or topographical conditions of the specific property involved and will a particular hardship to the owner result, as distinguished from a mere inconvenience, if the strict letter of these regulations are carried out?

Mike Armstrong	No.
Rick Farris	I think strict adherence might prevent the division into the number of lots.
Patrick Thevenow	I agree for the same reasons.
Van Crafton	I agree.
Zac Laughlin	I agree.
Karl Eaglin	I agree.
Jerry Ralston	I agree.
Josh Wilber	I too agree with Patrick and Rick.

4. Will the variance in any manner vary the provisions of the Zoning Ordinance or Comprehensive Plan as interpreted by the Commission or their agents?

Mike Armstrong	No.
Rick Farris	No, I don't believe so.
Patrick Thevenow	No.
Van Crafton	No.
Zac Laughlin	No.
Karl Eaglin	No.
Jerry Ralston	No.
Josh Wilber	No for me.

5. If the variance impacts on design and construction of public facilities, have all appropriate public agencies been given ample time to comment in writing to the Commission?

Mike Armstrong	Yes.
Rick Farris	Yes.
Patrick Thevenow	Yes.
Van Crafton	Yes.
Zac Laughlin	Yes.
Karl Eaglin	Yes.
Jerry Ralston	Yes.
Josh Wilber	Yes from me.

P. Thevenow made motion to approve the application as submitted – seconded by J. Ralston – Roll Call Vote – Final Vote is eight (8) in favor and zero (0) against – Motion carries.

Varaince approved in accordance with motion and vote.

- **SDFP-23-2:** David Connolly – Application for Subdivision Final Plat. Applicant is requesting approval for Final Plat for a subdivision consisting of five (5) lots on approximately 1.53 acres.

Location: 46 E 350 N

Zoned: High Density Residential (R-32)

No further questions or comments from the Board. No comments from the public.

K. Eaglin made motion to approve the application as submitted – seconded by P. Thevenow – Roll Call Vote – Final Vote is eight (8) in favor and zero (0) against – Motion carries.

Final Plat approved in accordance with motion and vote.

- **PCGB-23-3:** Dana Campbell – Application for General Business Setbacks. Applicant is requesting approval for setbacks for a quick serve drive-thru restaurant. Applicant is requesting a zero-lot line on all property lines.

Location: 407 Clifty Dr

Zoned: General Business (GB)

Steve Kolbar – 828 Davis St, Evanston, IL – Dana works for me and could not be present. Proposing a Dunkin’ store and looking forward to getting started on the project. Due to the layout of the store, drive through, and part of the parking lot being shared with KFC with approach to Clifty Drive, the setbacks were requested accordingly.

There was additional discussion between the applicant and Board Members regarding the construction and layout that traffic should be handled appropriately and that a bypass lane would not be feasible to be incorporated with the drive-through.

No further questions or comments from the Board. No comments from the public.

P. Thevenow made motion to approve the application as submitted – seconded by V. Crafton – Roll Call Vote – Final Vote is eight (8) in favor and zero (0) against – Motion carries.

Application approved in accordance with motion and vote.

- **PCGB-23-3:** Dana Campbell –Application for Accessible Parking Plan. Applicant is requesting approval for parking plan for a quick serve drive-thru restaurant. A total of sixteen (16) parking spaces are required with one (1) ADA space, based upon total square footage. Applicant plans to provide a total of twenty-four (24) parking spaces with one (1) ADA space.

Location: 407 Clifty Dr Zoned: General Business (GB)

There was brief discussion that due to the shared nature of some parking with KFC, that the additional spaces were being provided. The ADA spaces would be size appropriately to accommodate vans.

No further questions or comments from the Board. No comments from the public.

K. Eaglin made motion to approve the application as submitted – seconded by V. Crafton – Roll Call Vote – Final Vote is eight (8) in favor and zero (0) against – Motion carries.

Application approved in accordance with motion and vote.

- **PCAF-23-2:** Alexandra Hammock – Application to Amend Final Plat. Applicant is requesting to create a parcel based upon removing Lot 53 from parcel and leaving Lots 51 and 52 consolidated. All Lots originally of the John Sheets addition.

Location: 1010 E First St Zoned: Historic District Residential (HDR)

- **PCAF-23-3:** Alexandra Hammock – Application to Amend Final Plat. Applicant is requesting to create three parcels based upon consolidating Lots 53 and 54 for one parcel, Lots 55 and 56 for another parcel, and Lots 57 and 58 for a third parcel. All Lots originally of the John Sheets addition.

Location: 1016 E First St Zoned: Historic District Residential (HDR)

- **PCAF-23-4:** Alexandra Hammock – Application to Amend Final Plat. Applicant is requesting to split parcel 39-13-01-224-011.000-006 so that Lot 9, originally of the Brushfield addition, is a separate parcel.

Location: 1035 Fillmore St Zoned: Historic District Residential (HDR)

It was noted that PCAF-23-2, PCAF-23-3, and PCAF-23-4 did not meet the certified mail requirements.

P. Thevenow made motion to table PCAF-23-2, PCAF-23-3, and PCAF-23-4 – seconded by J. Ralston – Unanimous Consent Vote – All ayes – Motion carries.

PCAF-23-2, PCAF-23-3, and PCAF-23-4 tabled in accordance with motion and vote.

New Business:

- **Resolution 2023-1:** City of Madison – Resolution of the City of Madison Plan Commission approving certain amendments to a declaratory resolution approved and adopted by the City of Madison Redevelopment Commission (Creation of Riverfront Allocation Area)
- **Resolution 2023-2:** City of Madison – Resolution of the City of Madison Plan Commission approving certain amendments to a declaratory resolution approved and adopted by the City of Madison Redevelopment Commission (Removal of Parcels with Decrement)

Tony Steinhardt, Director of Economic and Redevelopment – Explained that the two proposed resolutions are part of the process that must be undertaken from time to time for TIF districts and to reset how tax revenue is collected from areas targeted for redevelopment.

D. Sharpe read the Resolutions into the Record.

“Resolution 2023-1”

“Resolution 2023-2”

K. Eaglin made motion to approve Resolutions 2023-1 and 2023-2 – seconded by V. Crafton – Roll Call Vote – Final Vote is eight (8) in favor and zero (0) against – Motion carries.

Resolutions approved in accordance with motion and vote.

K. Eaglin made the motion to adjourn – seconded by P. Thevenow – Unanimous Consent Vote – Motion carries.

Meeting adjourned at 6:06 p.m.

BY ORDER OF THE MADISON CITY PLAN COMMISSION

J. Wilber, President

Joe Patterson, Secretary/Associate Planner