

MADISON CITY PLAN COMMISSION

Minutes

September 11, 2023

The Madison City Plan Commission held a regular meeting on Monday, September 11, 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, Jerry Ralston, and Patrick Thevenow. Also present: Devon Sharpe, Attorney; and Joe Patterson, Secretary/Associate Planner. Absent: Zac Laughlin, Board Member; and Nicole Schell, Director of Planning.

Minutes:

There were no corrections or additions to the August 14, 2023 meeting minutes – K. Eaglin made motion to approve the August 2023 minutes as written – seconded by V. Crafton – Unanimous Consent Vote – all ayes – Final vote is seven (7) in favor and none against.

August 14, 2023 Minutes approved in accordance with motion and vote.

New Applications:

- **PCAF-23-7:** Trevor and Van Crafton – Application to Amend Final Plat. Applicant is requesting to separate a rear portion of parcel 39-13-03-121-069.000-007 and attach to parcel 39-13-03-121-070.000-007.

Location: 912 & 914 W First St

Zoned: Historic District Residential (HDR)

Van Crafton recused himself to present and discuss his application with the Board.

Van Crafton – 304 Broadway St – Discussed that a pad would be poured in this area and allow parking spaces for each property.

No further questions from the Board. Floor opened for public comment.

Steve McCue – 911 W Second St – Inquired if a privacy fence would be installed to which Mr. Crafton replied one would be installed along the side all the way back.

No further comments from the public. No additional comments from the board.

K. Eaglin made motion to approve the application – seconded by P. Thevenow – Roll Call vote – All ayes – Final vote is six (6) in favor and none against – Motion carries.

PCAF-23-7 approved in accordance with motion and vote.

- **PCRZ-23-2:** Johnny & Debbie Russell – Application to Amend the Official Zoning Map. Applicant is requesting to rezone parcel 31-13-01-223-048.000-007 from General Business (GB) to Historic District Residential (HDR) to utilize property as private residence.

Location: 117 Ferry St

Zoned: General Business (GB)

John Russell – 7854 E Hendricks County Rd, Mooresville, IN – Looking to utilize the property as a private residence and need to rezoned the property accordingly.

P. Thevenow expressed concerns with the possibility of this being spot-zoning but since there was only planned use as a private residence and not as a rental thought it would be appropriate in this case.

Mr. Russell inquired if the property could be used for business or other use in the future. J. Patterson explained the options available via a Variance of Use and Rezoning back to a business use.

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

K. Eaglin made motion to approve the application – seconded by J. Ralston – Roll Call vote – All ayes – Final vote is seven (7) in favor and none against – Motion carries. It was noted that this was to give a favorable recommendation to City Council.

**PCRZ-23-2 recommended favorably to City Council in accordance with motion and vote.**

- **PCAF-23-9:** Link Ludington – Application to Amend Final Plat. Applicant is requesting to split parcel 39-08-35-334-089.000-007 into two parcels.

Location: 601 Mulberry St

Zoned: Historic District Residential (HDR)

Link Ludington – 601 Mulberry St – Discussed the original plat of the area contained five lots and how this would be laid out so that part of Lot 23 would be combined with Lot 22 and the remainder of Lot 23 with 601 Mulberry St. This would have two parcels with an existing structure on each one.

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

P. Thevenow made motion to approve the application – seconded by M. Armstong – Roll Call vote – All ayes – Final vote is seven (7) in favor and none against – Motion carries.

**PCAF-23-9 approved in accordance with motion and vote.**

No additional items of business.

J. Ralston made the motion to adjourn – seconded by M. Armstong – Unanimous Consent Vote – Motion carries.

Meeting adjourned at 5:45 p.m.

BY ORDER OF THE MADISON CITY PLAN COMMISSION

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J. Wilber, President

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Joe Patterson, Secretary/Associate Planner