

MADISON CITY PLAN COMMISSION

Minutes

March 11, 2024

The Madison City Plan Commission held a regular meeting on Monday, March 11, 2024 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: Joel Storm, Jerry Ralston, Mike Armstrong, Karl Eaglin, Rick Farris, and Patrick Thevenow. Also present: Devon Sharpe, Attorney; Nicole Schell, Director of Planning, and Joe Patterson, Secretary/Associate Planner. Absent: Van Crafton, Board Member; and Zac Laughlin, Board Member.

Minutes:

There were no corrections or additions to the February 12, 2024 meeting minutes – P. Thevenow made motion to approve the February 2024 minutes as written – seconded by R. Farris – Unanimous Consent Vote – all ayes – Final vote is six (6) in favor, one (1) J. Storm abstaining, and none against.

February 12, 2024 Minutes approved in accordance with motion and vote.

New Applications:

1. **SDAH-24-1:** Alexandra Hammock – Advisory Hearing for a proposed subdivision on Parcel 39-08-19-000-005.001-006 consisting of fourteen (14) lots on approximately forty-nine and one-half acres (49.5). Proposed lots range in size from approximately 1.31 to 5.44 acres.  
Location: 3801 W Deputy Pike Rd                                      Zoned: Residential Agricultural (RA)

Lisa Hammock, a representative of the applicant, was present and explained to the board about the project plans. These will be wooded lots with pole lights. L. Hammock stated that she didn't think a park was necessary for this project due to its location and landscaping. L. Hammock stated that they are working with the health department regarding septic tanks for each lot.

K. Eaglin asked about driveways. L. Hammock stated that some of the driveways would be installed, and culverts would be needed in places. J. Wilber asked if these lots would have a deed restriction regarding the trees. L. Hammock stated that was a good idea.

J. Wilber asked staff about the sidewalk and park requirements. J. Patterson stated a waiver would be required for the removal of the park requirements.

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

P. Thevenow made motion to allow for a variance on the sidewalk and park requirements within the subdivision standards – seconded by J. Storm – Roll Call Vote – all ayes – Final vote is seven (7) in favor and none against. Motion Carries.

SDAH-24-1 approved in accordance with motion and vote.

2. **PCAF-24-2:** Matthew Chandler – Application to amend final plat so as to split parcel 39-13-02-241-004.000-007 into two parcels, one for each existing building.  
Location: 301 Jefferson St                                      Zoned: Central Business District (CBD)

Matt Chandler was present and explained the process. K. Eaglin asked about the addressing and assumed one would be on Jefferson and one would be on Second St. M. Chandler agreed.

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

P. Thevenow 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.

**PCAF-24-2 approved in accordance with motion and vote.**

3. **PCAF-24-3:** Brian Marshall – Application to amend final plat to reorganize parcels 39-08-35-334-050.000-007 and 39-08-35-334-049.000-007 to allow new construction of an approximate 1920 square foot structure.

Location: 701 and 703 West St

Zoned: Central Business District (CBD)

Brian Marshall was present. J. Wilber asked about new construction. B. Marshall stated he wanted to build a barn.

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

K. Eaglin made motion to approve the application – seconded by J. Storm – Roll Call Vote – all ayes – Final vote is seven (7) in favor and none against. Motion Carries.

**PCAF-24-3 approved in accordance with motion and vote.**

4. **PCGB-24-3:** Joe Pettit – Application for General Business Setbacks. Applicant plans to open a Self-storage complex consisting of approximately 56 storage units. Applicant is requesting setbacks of a zero-lot line on the north lot line, ten (10) feet on the east and south lot lines, and five (5) feet on the west lot line.

Location: 1643 Clifty Dr

Zoned: General Business (GB)

Joe Pettit was present. J. Wilber asked about the zero-lot line. J. Pettit explained that it was to install a sign along Clifty Drive.

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

The board combined the decision on this application with the following application.

5. **PCAP-24-4:** Joe Pettit – Application for Accessible Parking Plan. Applicant plans to open a Self-storage complex consisting of approximately 56 storage units. Applicant is required to provide three (3) total parking stalls with one (1) ADA parking stall and plans to provide a total of four (4) parking stalls with one (1) ADA parking stall. Additional temporary parking available throughout complex next to storage units for customer use while accessing units.

Location: 1643 Clifty Dr

Zoned: General Business (GB)

Joe Pettit was present. J. Wilber asked about the type of ADA stall. J. Pettit stated it will be a paved van spot. J. Pettit also mentioned that the lighting will only be located in the front and shine on the parking spaces.

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

J. Ralston made the motion to approve PCGB-24-3 and PCAP-24-4 – seconded by K. Eaglin – Roll Call Vote – all ayes – Final vote is seven (7) in favor and none against. Motion Carries.

**PCGB-24-3 approved in accordance with motion and vote.**

PCAP-24-4 approved in accordance with motion and vote.

No additional items of business. J. Wilber expressed appreciation for J. Patterson's time with the city of Madison.

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

Meeting adjourned at 5:51 p.m.

BY ORDER OF THE MADISON CITY PLAN COMMISSION

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J. Wilber, President

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Nicole M Schell, Director of Planning

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