

MADISON CITY PLAN COMMISSION

Minutes

August 12, 2024

The Madison City Plan Commission held a regular meeting on Monday, August 12, 2024, at 5:30 p.m. in City Hall. The meeting was called to order by Josh Wilbur, President, with the following additional Board Members present: Mike Armstrong, Karl Eaglin, Zac Laughlin, Patrick Thevenow, Rick Farris, and Jerry Ralston. Also present: Devon Sharpe, Attorney; Ray Dibaya, Secretary/Associate Planner, and Nicole Schell, Director of Planning. Absent: Joel Storm, Board Member, and Van Crafton, Board Member.

Minutes:

There were no corrections or additions to the July 8th, 2024, meeting minutes – J. Ralston made the motion to approve the July 8<sup>th</sup>, 2024, minutes as written – seconded by R. Farris – Unanimous Consent Vote – all ayes – Final vote is seven (7) in favor and none against.

July 8th, 2024, Minutes approved in accordance with the motion and vote.

New Applications:

1. **PCRZ-24-7:** Cole Couchman – Application to Amend the Official Zoning Map. The applicant is requesting to rezone parcel ID: 39-08-21-000-025.000-007 from zoning classification M-1 to GB.

Location: 1221 Clifty Dr

Zoned: Light Manufacturing District (M-1)

Mark Thompson - 589 W Nationwide Blvd – a representative of the applicant approached the podium and stated that the purpose of the rezoning is to allow for renovations to be completed on the site. He added that they also wanted the zoning classification to be representative of the current use of the property as an Arby's.

P. Thevenow asked M. Thompson if the adjoining properties were also zoned General Business as well. M. Thompson responded that he believes that there was one across the street from them.

K. Eaglin made a comment that other properties along that street corner were also zoned GB so the uses would remain consistent for the vicinity.

N. Schell made a comment about the zoning classifications surrounding the property during which J. Wilbur asked if those classifications may be a result of the area being previously zoned M-1. N. Schell added that in the Zoning Ordinance update staff would review classifications.

J. Wilbur asked the Board and the audience if they had any questions or comments.

K. Eaglin made the motion to send the application to City Council with a favorable recommendation – seconded by P. Thevenow – Roll Call Vote – all ayes – Final vote is seven (7) in favor and none against. Motion Carries.

PCRZ-24-7 was sent to City Council with a favorable recommendation in accordance with the motion and vote.

2. **PCAF-24-11:** Christopher Owens – Application to Amend Final Plat. The applicant is requesting to split parcel ID: 39-08-34-334-087.000-007.

Location: 1118 W Second St

Zoned: Medium Density Residential (R-8)

Christopher Owens – 1114 W Second St – the applicant approached the podium and explained the purpose of the proposal. He explained that they bought the property 5 (five) years ago, that the City had the rear structure declared as a garage, and that their son now wants to buy the residence located at the front of the property.

P. Thevenow asked C. Owens what the current use of the rear structure was. C. Owens responded that it's a residence with half of a garage and half of a living quarter.

J. Wilbur asked C. Owens how guests access the rear structure. C. Owens responded that it has a front and rear door that is accessible via an alley.

J. Wilbur asked C. Owens if the rear structure had its own address. C. Owens responded that the rear structure has a half address (as in 1118 ½ W Second St).

K. Eaglin asked C. Owens if the alley had a name. C. Owens responded that he was unaware. K. Eaglin stated that 911 may have to name the alley as all residences must have a name. C. Owens stated that the rear structure isn't necessarily a residence and the he intends to use it primarily for hosting family when they visit.

P. Thevenow stated that his concern with splitting the parcel was the residence located at the front becoming landlocked with no access to the alley nor easements, and vice versa for the rear structure. C. Owens responded that he was willing to have a legal description added to his plat to address the issue. J. Wilbur stated he had the same concerns as P. Thevenow.

P. Thevenow added that the easement could be as simple as a three-foot ingress egress easement from the rear of the Tract to Second St and from the front of the Tract to the alley.

Z. Laughlin asked P. Thevenow if they could conditionally approve the application.

P. Thevenow made the motion to approve the application as submitted with the condition that there be an ingress egress easement for Tract 1 to the alley and an ingress egress easement for Tract 2 to W Second St – Seconded by Z. Laughlin - Roll Call Vote – all ayes – Final vote is seven (7) in favor and none against. Motion Carries.

**PCAF-24-11 was approved in accordance with the motion and vote.**

No further business brought before the Board.

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

Meeting adjourned at 5:41 p.m.

BY ORDER OF THE MADISON CITY PLAN COMMISSION

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J. Wilbur, Chairman

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Ray Dibaya, Secretary/Associate Planner