

MADISON CITY PLAN COMMISSION

Minutes

November 12, 2024

The Madison City Plan Commission held a regular meeting on Tuesday, November 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, Van Crafton, Patrick Thevenow, Jerry Ralston, and Rick Farris. Also present: Devon Sharpe; Attorney, and Ray Dibaya, Secretary/Associate Planner. Absent: Zac Laughlin, Board Member, Joel Storm, Board Member, Karl Eaglin, Board Member, and Nicole Schell, Director of Planning.

Minutes:

R. Dibaya informed J. Wilbur that the October 15th, 2024, Meeting Minutes were not yet ready to be approved.

Tabled Applications:

1. **PCGB-24-8:** David Hall – General Business Setback Application. The applicant is requesting setbacks of one hundred and forty-seven (147) feet from the north lot line, three hundred seventy-one (371) feet from the east lot line, two hundred fifty (250) feet from the south lot line, and three hundred thirty-two (332) feet from the west lot line.

Location: 423 E Clifty Dr

Zoned: General Business (GB)

David Hall – 101 E Riverside Dr, Evansville, IN– the applicant approached the podium.

J. Wilbur asked D. Hall if there was any more information that he'd like to give the Commission about the request.

D. Hall explained that the request is to allow for renovations to the property.

P. Thevenow made the motion to approve the application as submitted – seconded by J. Ralston – Roll Call Vote – all eyes – Final vote is six (6) in favor and none against. Motion Carries.

PCGB-24-8 was approved in accordance with the motion and vote.

2. **PCRZ-24-8:** Jonathan Thompson – Application to Amend the Official Zoning Map. The applicant is requesting to have parcel ID: 39-08-21-443-009.000-007 rezoned from General Business (GB) to Medium Density Residential (R-8).

Location: 2317 Lanier Dr

Zoned: General Business (GB)

J. Wilbur noted that the applicant was not currently present and moved on to the next application to allow the applicant time to arrive to the meeting.

New Applications:

1. **PCAF-24-13:** John Demaree – Application to Amend the Final Plat. The applicant is requesting to amend parcel ID: 39-08-22-223-005.000-007.

Location: 748 Clifty Dr

Zoned: General Business (GB)

J. Wilbur noted that the applicant was not currently present and moved on to the next application to allow the applicant or a representative of the applicant time to arrive to the meeting.

2. **PCAF-24-15:** Chris Albertson – Application to Amend the Final Plat. The applicant is requesting to split parcel ID: 39-13-01-223-032.001-007.

Location: 1018 Park Ave

Zoned: Historic District Residential (HDR)

Chris Albertson – 10715 Elkhorn Trail, Sellersburg, IN – the applicant approached the podium and explained that they are splitting the parcel in half for future development.

Z. Laughlin made the motion to approve the application as submitted – seconded by M. Armstrong – Roll Call Vote – all ayes – Final vote is six (6) in favor and none against. Motion Carries.

PCAF-24-15 was approved in accordance with the motion and vote.

3. **PCAP-24-6:** Darcy Leeseberg – Application for Accessible Parking Plan.

Location: 1200 Clifty Dr

Zoned: Heavy Manufacturing District (M-2)

John Lapointe – 3708 W Swann Avenue, Tampa, FL – the applicant approached the podium.

R. Dibaya informed the Board that the applicant still needed approval for the Conditional Use Permit for the proposal.

P. Thevenow asked R. Dibaya if there would be any issue with the proposal being used in the current zoning classification.

R. Dibaya explained that the applicant stated they will not have the property rezoned but will eventually have the parcel split so that the proposal will be its own separate parcel.

J. Wilbur asked J. Lapointe if any construction had started to which J. Lapointe explained that the lot was still currently vacant.

P. Thevenow asked J. Lapointe if they would need to work with INDOT on the access points to which J. Lapointe stated they were still in talks and that INDOT was in agreeance and still working through that process.

R. Farris asked J. Lapointe about the parking dimensions to which J. Lapointe responded that they were twenty-two (22) feet by ten (10) feet, which is the min. requirement outlined in the Zoning Ordinance.

J. Wilbur asked J. Lapointe about the traffic they expected at the access points to which J. Lapointe responded that it'd be similar to the existing businesses in the area.

J. Wilbur noted his concern was with semis having the ability to turn into the access points to which J. Lapointe responded that they'll ensure the semis wouldn't have that issue as they were necessary for the business.

Mark Beyer - 1332 Clifty Dr – an adjacent property owner approached the podium and asked about how water runoff will be addressed.

J. Wilbur stated that the intent of this meeting was just for the Accessible Parking Plan, and that the Board of Zoning Appeals meeting would be the meeting to ask that question.

J. Lapointe approached the podium and discussed the plan with M. Beyer.

P. Thevenow noted that the city was currently updating their stormwater process which will allow for additional inspections.

P. Thevenow made the motion to approve the application as submitted – seconded by Z. Laughlin – Roll Call Vote – all ayes – Final vote is six (6) in favor and none against. Motion Carries.

PCAF-24-6 was approved in accordance with the motion and vote.

- PCAF-24-14:** Robert Wallace – Application to Amend the Final Plat. The applicant is requesting to split parcel ID: 39-08-34-443-030.000-007.
Location: 755 ½ W Third St Zoned: Historic District Residential (HDR)

Nancy Sobeck Reese – 6376 N SR 7 – a representative of the applicant approached the podium and explained the reason for the request.

Z. Laughlin made the motion to approve the application as submitted – seconded by J. Ralston – Roll Call Vote – all ayes – Final vote is six (6) in favor and none against. Motion Carries.

PCAF-24-14 was approved in accordance with the motion and vote.

- PCAF-24-13:** John Demaree – Application to Amend the Final Plat. The applicant is requesting to amend parcel ID: 39-08-22-223-005.000-007.
Location: 748 Clifty Dr Zoned: General Business (GB)

John Demaree – 1938 Michigan Rd – the applicant arrived at the meeting and approached the podium. J. Demaree explained that he was splitting the parcel for future development.

J. Ralston made the motion to approve the application as submitted – seconded by R. Farris – Roll Call Vote – all ayes – Final vote is six (6) in favor and none against - Motion Carries.

PCAF-24-13 was approved in accordance with the motion and vote.

- PCRZ-24-8:** Jonathan Thompson – Application to Amend the Official Zoning Map. The applicant is requesting to have parcel ID: 39-08-21-443-009.000-007 rezoned from General Business (GB) to Medium Density Residential (R-8).
Location: 2317 Lanier Dr Zoned: General Business (GB)

J. Wilbur noted that the applicant had still not arrived and noted that the application had already been tabled once.

P. Thevenow made the motion to send an unfavorable recommendation to the City Council – Seconded by Z. Laughlin – Roll Call Vote – all ayes – Final vote is six (6) against and none in favor. Motion Carries.

PCRZ-24-8 was sent to City Council with an unfavorable recommendation.

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 5:51 p.m.

BY ORDER OF THE MADISON CITY PLAN COMMISSION

J. Wilbur, Chairman

Ray Dibaya, Secretary/Associate Planner