

MADISON CITY PLAN COMMISSION

Minutes

October 15, 2024

The Madison City Plan Commission held a regular meeting on Monday, October 15, 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, Joel Storm, Van Crafton, Patrick Thevenow, and Rick Farris. Also present: Devon Sharpe; Attorney, and Ray Dibaya, Secretary/Associate Planner. Absent: Jerry Ralston, Board Member, and Nicole Schell, Director of Planning.

Minutes:

There were no corrections or additions to the September 9th, 2024, meeting minutes – K. Eaglin made the motion to approve the September 9th, 2024, minutes as written – seconded by P. Thevenow – Unanimous Consent Vote – all ayes – Final vote is eight (8) in favor and none against.

September 9th, 2024, Minutes approved in accordance with the motion and vote.

New Applications:

1. **PCGB-24-7:** Donald Siles – General Business Setback Application. The applicant is requesting setbacks of ten (10) feet from the north lot line, thirty-five (35) feet from the east lot line, sixty (60) feet from the south lot line, and five (5) feet from the west lot line.

Location: 154 Franks Dr

Zoned: General Business (GB)

Kirby Bell – exact address not picked up by the microphone but located in Kansas City, MO – a representative of the applicant approached the podium.

J. Wilbur asked K. Bell if there was any pertinent information they needed to be aware of for the application.

K. Bell responded that the intent of the request is to build a trash enclosure near the parking lot.

A brief discussion was had about the placement of the enclosure in proximity to the adjacent property.

P. Thevenow made the motion to approve the application as submitted – seconded by P. Thevenow – Roll Call Vote – all ayes – Final vote is eight (8) in favor and none against. Motion Carries.

PCGB-24-7 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 has requested to be tabled to the next meeting (November 12th).

K. Eaglin made the motion to table the application to the next meeting – R. Farris – Unanimous Consent Vote – all ayes – Final vote is eight (8) in favor and none against. Motion Carries.

PCRZ-24-8 was tabled in accordance with the motion and vote.

3. **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)

J. Wilbur noted that nobody was present to speak on behalf of the applicant and moved on to the next application to give the applicant or a representative of the applicant time to arrive.

4. **PCGB-24-9:** Leonardo Toral – General Business Setback Application. The applicant is requesting setbacks of twenty-five (25) feet from the North lot line, zero (0) feet from the East lot line, zero (0) feet from the South lot line, and one hundred (100) feet from the West lot line.

Location: 3615 W Clifty Dr

Zoned: General Business (GB)

Leonardo Toral – 720 Euclid Ave, Seymour, IN – the applicant approached the podium and explained the reason for the request.

A brief discussion was held pertaining to the L. Toral's requested setbacks in which L. Toral clarified the exact setbacks that he's requesting.

P. Thevenow made the motion to approve the application with amended setbacks of twenty-five (25) from the North lot line, twenty (20) feet from the East lot line, six and a half (6.5) feet from the South lot line, and one hundred (100) feet from the West lot line – Seconded by K. Laughlin - Roll Call Vote – all ayes – Final vote is eight (8) in favor and none against. Motion Carries.

PCGB-24-9 was approved in accordance with the motion and vote.

J. Wilbur noted that no representative had still come to speak on behalf of application PCGB-8.

K. Eaglin made the motion to table the application to the next meeting – V. Crafton – Unanimous Consent Vote – all ayes – Final vote is eight (8) in favor and none against. Motion Carries.

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

No further business brought before the Board.

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

Meeting adjourned at 5:45 p.m.

BY ORDER OF THE MADISON CITY PLAN COMMISSION

J. Wilbur, Chairman

Ray Dibaya, Secretary/Associate Planner