

MADISON CITY PLAN COMMISSION

Minutes

August 8, 2022

The Madison City Plan Commission held a regular meeting on Monday, August 8, 2022 at 5:30 p.m. in City Hall. Darrell Henderson, chairman, presided over the meeting with the following board members present: Mike Armstrong, Van Crafton, Karl Eaglin, Jeff Kernan, Jerry Ralston, and Patrick Thevenow,. Also present: Devon Sharpe, Attorney; Nicole Schell, Director of Planning; and Joe Patterson, Associate Planner. Absent: Josh Wilber, Board Member.

Minutes:

No corrections made to the June 13, 2022 Minutes. Motion made by K. Eaglin to approve the June 13 Minutes – Seconded by J. Kernan – Unanimous Consent Vote – Motion carries.

June 13, 2022 Minutes approved as recorded.

No corrections made to the July 11, 2022 Minutes. Motion made by P. Thevenow to approve the July 11 Minutes – Seconded by J. Ralston – Unanimous Consent Vote – Motion carries.

July 11, 2022 Minutes approved as recorded.

New Applications:

1. David Connolly – Advisory Hearing for proposed subdivision on parcel 39-08-14-332-006.000-006 consisting of five (5) lots within approximately 1.53 acres.

Location: **46 E 350 N**

Zoned: High Density Residential (R-32)

David Connolly – 46 E 350 N – Owner of the parcel and wanting to split into multiple parcels and sell at least two of them off for residential development.

Board and applicant discussed that the sketch and application indicate that all parcels will meet the R-32 zoning requirements and there should be no major impact to traffic on the adjoining streets.

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

2. William L Demaree Trust – Application to Amend the Official Zoning Map. Applicant requests to change zoning of property from Low Density Residential (R-4) to General Business (GB) to allow national restaurant chain development.

Location: **2481 Franks Dr**

Zoned: Low Density Residential (R-4)

Tony Steinhardt – Director of Economic Redevelopment for the City of Madison – Culver's is interested in developing on the parcel and has been working with the City to address issues such as light, noise, traffic, drainage and other general concerns. Franchise ownership will be on-site and live in the community.

Merritt Alcorn – Alcorn, Sage, Schwartz & Magrath – The restaurant will employ approximately 100 people and will be over a 2-million dollar investment. Store will be built similar in design to the location in Seymour, Indiana. The lot is primarily surrounded by commercial properties and is located at an intersection. The Comprehensive Plan describes that commercial development should be located along major thoroughfares and near intersections and therefore this parcel is an ideal candidate for this. Additionally, the lot has remained undeveloped for approximately 30 years. Petitioner's Exhibits, showing the design and layout of the proposed site, were distributed to the Board for consideration.

John Demaree – Representing the ownership – Aware that several neighboring property owners had concerns and believes that the designs presented address those concerns adequately.

Bob Goins – 4450 W 900 South, Pendleton, IN – Construction Manager for the proposed project. Culver's has addressed multiple concerns raised and proceeded to discuss the traffic patterns and parking access, lighting plans and designs, and discussed with the Board how each element in the design addressed concerns raised. Construction from start to finish would take approximately four months and further includes plans for a drainage retention pond on-site.

The Board and City discussed that the Redevelopment Commission has allocated some money to the redesign of the intersection in order to right some previous wrongs in how the intersection was designed and built.

No further comments by the Board. Floor opened for public comment.

Tim Jones – 2583 Franks Dr – Inquired as to the design and placement of landscaping as it appeared that there wouldn't be anything to shield his property. Mr. Jones, the Board, and Mr. Goins discussed a plan to extend landscaping around the corner to aid in addressing his concerns.

No further comments from the public.

D. Henderson made motion to enter Petitioner's exhibits 1 and 2 into the record – seconded by K. Eaglin – Unanimous Consent Vote – all ayes, Motion carries.

Petitioner's Exhibits 1 and 2 entered into the record.

P. Thevenow made motion to make a recommendation to approve the application to amend the official zoning map – Seconded by J. Kernan – Roll Call – All Ayes. Final vote was seven (7) for and zero (0) against.

Favorable recommendation forwarded to City Council in accordance with motion and vote.

**Tabled Applications**

- 1. Rick Morgan/Baird Mobile Homes – Application for General Business Setbacks. Applicant desires to add a storage building to the property requiring setback adjustment. Applicant requests setbacks of three-hundred eighteen (318) feet on the north, two-hundred eighty-seven (287) feet on the east, one-hundred seventy-five (175) feet on the south, and two-hundred twelve (212) feet on the west lot lines.

Location: **3041 Clifty Dr**

Zoned: General Business (GB)

Applicant not present. It was noted that this application has been tabled multiple times already.

K. Eaglin made motion to pull application and require reapplication to be considered further – seconded by J. Kernan – Unanimous Consent – All ayes, motion carries.

Application expelled in accordance with motion and vote.

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

No further business brought before the board.

J. Kernan made the motion to adjourn – seconded by K. Eaglin – Unanimous Consent Vote.

Meeting adjourned at 5:59 p.m.

BY ORDER OF THE MADISON CITY PLAN COMMISSION




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Darrell Henderson, Chairman




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Joe Patterson, Secretary/Associate Planner