

MADISON CITY PLAN COMMISSION

Minutes

September 12, 2022

The Madison City Plan Commission held a regular meeting on Monday, September 12, 2022 at 5:30 p.m. in City Hall. Darrell Henderson, chairman, presided over the meeting with the following board members present: Mike Armstrong, , Karl Eaglin, Jeff Kernen, and Jerry Ralston. Also present: Devon Sharpe, Attorney; Nicole Schell, Director of Planning; and Joe Patterson, Associate Planner. Absent: Van Crafton, Board Member; Patrick Thevenow, Board Member; and Josh Wilber, Board Member.

Minutes:

No corrections made to the August 8, 2022 Minutes. Motion made by J. Ralston to approve the August 8 Minutes – Seconded by J. Kernen – Unanimous Consent Vote – Motion carries.

August 8, 2022 Minutes approved as recorded.

New 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 two-hundred ninety-eight (298) feet on the north, four-hundred twenty-four (424) feet on the east, sixty-four (64) feet on the south, and one-hundred thirteen (113) feet on the west lot lines.

Location: **3041 Clifty Dr**

Zoned: General Business (GB)

Rick Morgan – 6880 W CR 20 S, North Vernon, IN – Placing a storage building on the property and is a long ways off from any property line.

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

K. Eaglin made motion to approve application – seconded by J. Ralston – Roll Call Vote – All ayes, motion carries.

Application approved in accordance with motion and vote.

2. City of Madison – Application to Amend Final Plat. Parcel 39-08-35-333-040.000-007, part of Block “N” of the Sering & Leonard’s Addition to be split into two lots consisting of one lot approximately 0.232 acres and one lot approximately 0.275 acres.

Location: **416 Presbyterian Ave**

Zoned: Central Business District (CBD)

Nicole Schell – Director of Planning for the City of Madison – City is in process of purchasing the lower part of the lot and leave as parking as it is in the flood zone.

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

J. Ralston made motion to approve the application – seconded by M. Armstrong – Roll Call Vote – all ayes, Motion carries.

Application approved in accordance with motion and vote.

3. James Riegsecker – Application to Amend Final Plat. Parcel 39-08-27-224-059.000-007, Lot 17 of the Robert Marshall’s Addition to be split into two lots each consisting of approximately 0.103 acres.

Location: **1817 Orchard St**

Zoned: Medium Density Residential (R-8)

James Riegsecker – 6359 N Graham Rd – Goal is to split the parcel into two separate parcels in order to build another residence. This will leave each new parcel area as slightly less than what is required by R-8 zoning. Staff informed the Board that the applicant does have an application in before the BZA to address that particular issue seeking a variance from lot area requirements.

Scott Baldwin – President of Board of Zoning Appeals – Requests that a recommendation be made to the Board of Zoning Appeals as part of the Plan Commission motion regarding the variance from lot area.

J. Ralston inquired if a motion to include the lot area and recommendation to the Board of Zoning Appeals would set any sort of precedent to which D. Sharpe replied that would not be the case in this instance but if it became more common during normal Plan Commission business then it may be considered as such in the future, however each application should normally be considered individually.

K. Eaglin made motion to approve the application and recommend to the Zoning Board – seconded by J. Kernan – Roll Call Vote – all ayes, Motion carries.

Application approved in accordance with motion and vote.

4. 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. Requesting waiver of Preliminary Plat.

Location: **46 E 350 N**

Zoned: High Density Residential (R-32)

David Connolly – 46 E 350 N – Requesting waiver of the preliminary plat as there are no other streets and a small number of lots to fit the minor plat description. Lots would be sold individually as empty lots and allow the owner to build as they see fit.

K. Egalin made motion to approve the application – seconded by J. Ralston – Roll Call Vote – All ayes, motion carries.

Application approved in accordance with motion and vote.


D. Henderson inquired if notice could be given to the County regarding the current Board membership lacking representation from the County and of another intended vacancy by Board Member J. Kernan as he does not plan to continue being on the Board into the next term. N. Schell stated that Board membership was being looked at and would be communicated with to the County.


No further business brought before the board.

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

Meeting adjourned at 5:45 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