

MADISON CITY PLAN COMMISSION

Minutes

November 14, 2022

The Madison City Plan Commission held a regular meeting on Tuesday, November 14, 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, Jerry Ralston, Patrick Thevenow, and Josh Wilber. Also present: Nicole Schell, Director of Planning; and Joe Patterson, Associate Planner. Arriving late: Devon Sharpe, Attorney. Absent: Van Crafton, Board Member.

Minutes:

There were no additions or corrections noted to the September 12, 2022 Minutes. Motion made by J. Ralston to approve the September 2022 Minutes – Seconded by M. Armstrong – Unanimous Consent Vote – Motion carries.

September 12, 2022 Minutes approved as recorded.

There were no additions or corrections noted to the October 11, 2022 Meeting Minutes. Motion made by P. Thevenow to approve the October 2022 Minutes – Seconded by J. Kernen – Unanimous Consent Vote – Motion carries.

October 11, 2022 Minutes approved as recorded.

New Applications:

1. Brian Marshall – Application to Amend Final Plat so as to split Parcel 39-13-02-212-005.002-007, Lots 2 and 3 of the First Addition into separate parcels for each existing structure.

Location: **521, 523, and 525 West St**

Zoned: Central Business District (CBD)

Brian Marshall – 201 Plum St – Homes were previously separate but were combined when the hospital bought the property. Looking to split so that the duplex (523 and 525 West St) is on one parcel and 521 West St is on another parcel.

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

K. Eaglin made motion to approve application – seconded by P. Thevenow – Roll Call Vote – All eyes – Final Vote is seven (7) in favor and zero (0) against – Motion carries.

Application approved in accordance with motion and vote.

2. Scott Lynch – Application to Amend Final Plat so as to split the rear section of Parcels 39-08-34-443-107.000-007 and 39-08-34-443-107.001-007, Part of Block 3 of the John McIntire Addition into its own separate parcel for an existing garage structure.

Location: **824 and 826 W Main St**

Zoned: Local Business (LB)

Scott Lynch – 1800 Valley Vista Ct – The existing garage was built on the rear and across the property line of both existing parcels. Looking to split the garage structure from those two existing parcels onto its own parcel so that each structure is on its own parcel.

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

K. Eaglin made motion to approve the application – seconded by J. Wilber – Roll Call Vote – all ayes – Final vote is seven (7) in favor and zero (0) against – Motion carries.

Application approved in accordance with motion and vote.

3. Meyer Foods Management Company, Inc – Application for General Business Setbacks. Applicant desires to build a Culver’s Restaurant. Applicant requests setbacks of ninety-five and seven-tenths (95.7) feet on the north, fifty-seven (57) feet on the east, twenty-nine and nine-tenths (29.9) feet on the south, and one-hundred sixty-nine and one-tenth (169.1) feet on the west lot lines.

Location: **2481 Franks Dr**

Zoned: General Business (GB)

Tony Steinhardt – Director of Economic Redevelopment for the City of Madison – Seeking the final approvals to move forward with the Culver’s Restaurant project.

Bob Goins – 4450 W 900 S, Pendleton, IN – Present as representative for Culver’s.

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

P. Thevenow made motion to approve the setbacks as indicated on the submitted plat – seconded by K. Eaglin – Roll Call Vote – all ayes – Final vote is seven (7) in favor and zero (0) against – Motion carries.

Application approved in accordance with motion and vote.

4. Meyer Foods Management Company, Inc – Application for Accessible Parking Plan. Applicant desires to build a Culver’s Restaurant and is required to have twenty-nine (29) standard parking spaces and two (2) ADA parking spaces. Applicant plans to provide a total of approximately sixty-four (64) standard parking spaces and three (3) ADA parking spaces.

Location: **2481 Franks Dr**

Zoned: General Business (GB)

The Board confirmed with staff that the ADA parking requirements were met, including for van access..

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

K. Eaglin made motion to approve the application – seconded by J. Wilber – Roll Call Vote – all ayes – Final vote is seven (7) in favor and zero (0) against – Motion carries.

Application approved in accordance with motion and vote.

5. Catherine “Sallie” and Brent Evans – Application to Amend the Official Zoning Map. Applicant requests to change zoning of Parcel 39-08-34-333-019.000-007 from Medium Density Residential (R-8) to Historic District Residential (HDR) to utilize home as an occasional short-term rental and event hall.

Location: **1229 W Main St**

Zoned: Medium Density Residential (R-8)

Catherine “Sallie” Evans – 1229 W Main St – Seeking to rezone the parcel in order to eventually apply for a Conditional Use Permit for operations of an event space and short-term rentals.

D. Henderson commented that while discussion regarding downtown properties usually revolves around the topic that parcels are zoned Historic District Residential, that’s not the case as once you go west of Cragmont St the zoning is mostly Medium Density Residential which does not allow for event spaces or short-term rentals. J. Wilber inquired as to the nature of utilizing the residence as a business as well. N. Schell stated that there is history of it being operated as a Bed and Breakfast.

Scott Baldwin – 1450 Clifty Dr – Member of the Board of Zoning Appeals and wanted to discuss the zoning problems that occasionally arise with properties of this nature and gave some additional historical background regarding the property and gave surrounding property zoning and use information. Not present to give a recommendation one way or the another, just wanted to provide additional information for the Plan Commission to consider in marking their decision.

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

J. Wilber made motion to recommend to City Council to change the zoning of 1229 W Main St from Medium Density Residential (R-8) to Historic District Residential – seconded by K. Eaglin.

There was brief discussion amongst Board members regarding including the additional properties (New Applications #6 and #7). J. Wilber amended the original motion to also include 1326 and 1328 W Second St – seconded by K. Eaglin - Roll Call Vote – all ayes – Final vote is seven (7) in favor and zero (0) against – Motion carries.

Applications #5, #6, and #7 forwarded to City Council with a favorable recommendation in accordance with motion and vote.

6. Catherine “Sallie” and Brent Evans – Application to Amend the Official Zoning Map. Applicant requests to change zoning of Parcel 39-08-34-333-042.000-007 from Medium Density Residential (R-8) to Historic District Residential (HDR) to utilize open yard area as an occasional event space.

Location: **1326 W Second St**

Zoned: Medium Density Residential (R-8)

Motion combined with New Application #5, above, and New Application #7, below.

7. Catherine “Sallie” and Brent Evans – Application to Amend the Official Zoning Map. Applicant requests to change zoning of Parcel 39-08-34-333-043.000-007 from Medium Density Residential (R-8) to Historic District Residential (HDR) to utilize residence for short-term rentals.

Location: **1328 W Second St**

Zoned: Medium Density Residential (R-8)

Motion combined with New Applications #5 and #6, above.

8. River Valley Community Church of Madison, Inc – Application for General Business Setbacks. Applicant desires to build a gazebo shelter with restrooms. Applicant requests setbacks of eighty-four (84) feet on the north, one-hundred ninety-five (195) feet on the east, twenty (20) feet on the south, and fifty-nine (59) feet on the west lot lines.

Location: **2525 Clifty Dr**

Zoned: General Business (GB)

Peter Ellis – O’Brien and Ellis Engineering – Described the general layout of the property and surrounding area.

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

K. Eaglin made motion to approve the application – seconded by J. Kernan – Roll Call Vote – all ayes – Final vote is seven (7) in favor and zero (0) against – Motion carries.

Application approved in accordance with motion and vote.

9. Jeffrey Lonchor – Application for General Business Setbacks. Applicant desires to build a convenience store with fueling station. Applicant requests setbacks of three and seventy-four hundredths (3.74) feet from the right-of-way on the north, a zero-lot line on the east, seventy-six and four-tenths (76.4) feet on the south, and zero-lot line on the west.

Location: **1315 Clifty Dr**

Zoned: General Business (GB)

Jeff Lonchor – CESO, 2800 Corporation Dr, Columbus, OH – Representing Casey’s General Store. Requested if they could amend the setbacks as they indicated pavement requirements. Stated that the submitted plan is correct, but the number indicated on the application may not be what was requested. D. Henderson stated that a motion could be made to accept the setbacks as indicated on the drawing which is common in these types of applications. D. Henderson stated that this would be located where the bank is currently.

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

J. Ralston made motion to approve the application for setbacks as indicated on the submitted drawing – seconded by K. Eaglin – Roll Call Vote – all ayes – Final vote is six (6) in favor and zero (0) against – Motion carries.

Application approved in accordance with motion and vote.

10. Jeffrey Lonchor – Application for Accessible Parking Plan. Applicant plans to build a convenience store with fueling station and is required to have twelve (12) standard parking spaces and one (1) ADA parking space. Applicant plans to provide a total of approximately eighteen (18) standard parking spaces and one (1) ADA parking space.

Location: **1315 Clifty Dr**

Zoned: General Business (GB)

Board confirmed with Staff that all Federal requirements were met regarding the submitted plans.

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

K. Eaglin made motion to approve the application – seconded by P. Thevenow – Roll Call Vote – all ayes – Final vote is six (6) in favor and zero (0) against – Motion carries.

Application approved in accordance with motion and vote.

No further business brought before the board.

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

Meeting adjourned at 5:53 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