

MADISON CITY PLAN COMMISSION

Minutes

February 13, 2023

The Madison City Plan Commission held a regular meeting on Monday, February 13, 2023 at 5:32 p.m. in City Hall. The meeting was called to order by Josh Wilber, President, with the following additional board members present: Mike Armstrong, Karl Eaglin, Jerry Ralston, and Patrick Thevenow. Also present: Devon Sharpe, Attorney; and Joe Patterson, Secretary/Associate Planner. Absent: Van Crafton, Board Member; and Nicole Schell, Director of Planning.

Minutes:

There were no corrections or additions to the January 9, 2023 meeting minutes – K. Eaglin made motion to approve the January 2023 minutes as written – seconded by P. Thevenow – Unanimous Consent Vote – all ayes – Final vote is five (5) in favor and none against.

January 9, 2023 Minutes approved in accordance with motion and vote.

New Applications:

PCGB-23-1: Barr Properties – Application for General Business Setbacks. Applicant requests setbacks of ten (10) feet on the north, one hundred five (105) feet on the east, fifty (50) feet on the south, and twenty-five (25) feet on the west property lines to place a storage building in order to support business operations on the adjoining property to the south.

Location: 2900 Clifty Dr

Zoned: General Business (GB)

Andy Richmer – 5044 N US 421– Running out of available land to store equipment and looking to place and utilize a storage building for that purpose. K. Eaglin inquired if all equipment would be stored inside or if there would be anything stored outside to which Mr. Richmer replied that all equipment would be stored inside the storage building.

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

The Board discussed with Staff to include the discussion for both of the applicant's applications to which Staff noted that would be allowed.

J. Wilber introduced the second application.

PCAP-23-1: Barr Properties – Application for Accessible Parking Plan. Applicant plans to place a storage building in order to support business operations on the adjoining property to the south and utilize the existing parking lot that consists of twenty (20) total parking spaces with one (1) ADA Accessible parking space as the storage building will be for business/employee use only and not be open to the general public.

Location: 2900 Clifty Dr

Zoned: General Business (GB)

K. Eaglin inquired if the lot would be paved to which Mr. Richmer replied that it already was paved.

K. Eaglin made motion to approved both of the applicant's applications (PCGB-23-1 and PCAP-23-1) – seconded by J. Ralston – Roll Call Vote – Final Vote is five (5) in favor and zero (0) against – Motion carries. Applications (PCGB-23-1 and PCAP-23-1) approved in accordance with motion and vote.

PCAP-23-2: Crystal Pavey – Application for Accessible Parking Plan. Applicant proposes placing a gas station with convenience store and restaurant with drive-thru on the property. Parking areas consist of a total of thirty-two (32) total parking spaces with two (2) ADA Accessible parking spaces.

Location: 3910 N Michigan Rd

Zoned: Light Manufacturing (M-1)

Tim Ross – 4989 W CR 900 S – Representing the Pavey's who have expressed interest in operating a gas station for a number of years and had located this property for them which used to be the Buchanan Concrete Plant. The Pavey's own the rights to Justrite and want to build the gas station and convenience store with the drive through restaurant using the Justrite moniker. There would be five (5) fuel islands in the front for automobile traffic and two (2) fuel islands in the rear featuring diesel for semi-trucks. The applicants feel that this would serve the traffic flow along this route.

J. Wilber inquired if there would be space for semi or trailer parking to which Mr. Ross stated that the fuel islands in the rear would accommodate semis however there would not be room for parking and they have no intention to utilize the property or business as a truck stop. Mr. Ross further explained that due to the layout of property, location of the fuel tanks, semi-truck turning radius requirements, and proximity to wetlands, there likely would not be sufficient room for any long-term parking for semis. Mr. Ross reiterated that the purpose would be to serve the semi-truck and employee traffic to the industrial businesses and through-traffic in this area.

J. Wilber inquired if all the appropriate approvals from IDEM and DNR had been received to which Mr. Ross stated that that process had started a number of years ago and they had received those approvals and performed a number of other studies required such as a Bat Study and that the civil engineering designs had recently been completed. Mr. Ross stated that the Pavey's would be private owners/operators of the gas station although it would be branded as a BP station.

K. Eaglin inquired to the hours of operation to which Mr. Ross and the Pavey's discussed and stated that the fuel pumps would operate 24/7 however the convenience store and restaurant would not. Expected hours for the restaurant would be approximately 5AM to 8PM and the convenience store would likely operate until 9PM.

K. Eaglin inquired to the nature of a retention pond on-site to which Mr. Ross replied that a retention pond would be utilized and had fit in with the wetlands plans as well.

No further questions from the Board. No comment from the public.

P. Thevenow made motion to approve the Accessible Parking Plan as submitted – seconded by J. Ralston – roll call vote – all ayes – Final vote is five (5) in favor and none against – Motion carries.

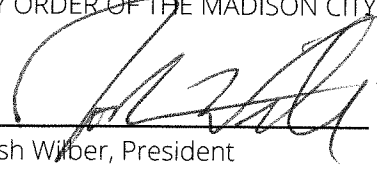
Accessible Parking Plan approved in accordance with motion and vote.

No further business brought before the board.

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

Meeting adjourned at 5:45 p.m.

BY ORDER OF THE MADISON CITY PLAN COMMISSION



A handwritten signature in black ink, appearing to read 'Josh Wilber', is written over a horizontal line.

Josh Wilber, President



A handwritten signature in black ink, appearing to read 'Joe Patterson', is written over a horizontal line.

Joe Patterson, Secretary/Associate Planner