

MADISON CITY PLAN COMMISSION

Minutes

July 10, 2023

The Madison City Plan Commission held a regular meeting on Monday, July 10, 2023 at 5:30 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, Rick Farris, and Jerry Ralston. Also present: Devon Sharpe, Attorney; Nicole Schell, Director of Planning; and Joe Patterson, Secretary/Associate Planner. Absent: Van Crafton, Zac Laughlin, and Patrick Thevenow.

Minutes:

There were no corrections or additions to the June 12, 2023 meeting minutes – K. Eaglin made motion to approve the May 2023 minutes as written –seconded by M. Armstrong – Unanimous Consent Vote – all ayes – Final vote is five (5) in favor and none against.

June 12, 2023 Minutes approved in accordance with motion and vote.

Tabled Applications:

- **PCAF-23-2:** Alexandra Hammock – Application to Amend Final Plat. Applicant is requesting to create a parcel based upon removing Lot 53 from parcel and leaving Lots 51 and 52 consolidated. All Lots originally of the John Sheets addition.

Location: 1010 E First St

Zoned: Historic District Residential (HDR)

- **PCAF-23-3:** Alexandra Hammock – Application to Amend Final Plat. Applicant is requesting to create three parcels based upon consolidating Lots 53 and 54 for one parcel, Lots 55 and 56 for another parcel, and Lots 57 and 58 for a third parcel. All Lots originally of the John Sheets addition.

Location: 1016 E First St

Zoned: Historic District Residential (HDR)

It was noted that PCAF-23-2, PCAF-23-3, and New Application PCAF-23-5 would be discussed together as they use the same survey/plat.

Lisa Hammock – 6126 N 400 W – Representing the applications and just looking to break down the parcels based upon the original plat so that the new parcels would be approximately fifty (50) feet wide each.

No additional comments from the Board. No comments from the public.

K. Eaglin made motion to approve PCAF-23-2, PCAF-23-3, and PCAF-23-5 – seconded by J. Ralston – Roll Call Vote – All ayes – Final vote is five (5) in favor and none against – Motion carries.

PCAF-23-2, PCAF-23-3, and PCAF-23-5 approved in accordance with motion and vote.

- **PCAF-23-4:** Alexandra Hammock – Application to Amend Final Plat. Applicant is requesting to split parcel 39-13-01-224-011.000-006 so that Lot 9, originally of the Brushfield addition, is a separate parcel.

Location: 1035 Fillmore St

Zoned: Historic District Residential (HDR)

No comments from the Board. No comments from the public.

J. Ralston made motion to approve PCAF-23-4 – seconded by K. Eaglin – Roll Call Vote – All ayes – Final vote is five (5) in favor and none against – Motion carries.

PCAF-23-4 approved in accordance with motion and vote.

**New Applications:**

- **PCAF-23-5:** Alexandra Hammock – Application to Amend Final Plat. Applicant is requesting to create parcels based on Lot 91 being separate from consolidated Lots 59 and 89 originally of the John Sheets addition.

Location: 1028 E First St

Zoned: Historic District Residential (HDR)

Discussed above with Tabled Applications PCAF-23-2 and PCAF-23-3.

- **PCAF-23-6:** Alexandra Hammock – Application to Amend Final Plat. Applicant is requesting to separate the Outlot, part of the John Sheets addition from Lot 5 originally of the Brushfield subdivision.

Location: 1030 E First St

Zoned: Historic District Residential (HDR)

It was noted that the Final Plat survey for this application was not yet ready for review.

K. Eaglin made motion to table the application to the next regular scheduled meeting – seconded by J. Ralston – Unanimous Consent Vote – All Ayes – Motion carries.

PCAF-23-6 tabled in accordance with motion and vote.

- **PCAP-23-5:** Dean Miller – Application for Accessible Parking Plan. Applicant is requesting approval for parking plan for the Lumber Mill Antique Mall utilizing existing on-street and other on-site parking. Applicant plans to provide approximately thirty-two (32) parking spaces with two (2) ADA spaces and additional available overflow parking on adjacent lot, as needed.

Location: 721 W First St

Zoned: Heavy Manufacturing (M-2)

Dean Miller – 721 W First St – Discussed that there will be two ADA parking spaces and will be sized appropriately for van accessibility and will be marked once the ground can be penetrated deep enough for the posts as the applicant had trouble with tools on hand to make that occur.

No additional comments from the Board. Floor opened for public comment.

Charles Ricketts – 707 W First St – Owns the property next to the applicant and stated that there is ample parking available and they have no issue with the proposed plan.

No additional comments from the public.

J. Ralston made motion to approve the application – seconded by R. Farris – Roll Call vote – All ayes – Final vote is five (5) in favor and none against – Motion carries.

PCAP-23-5 approved in accordance with motion and vote.

- **PCGB-23-4:** Lisa Perry/Life Choices Clinic – Application for General Business Setbacks. Applicant is requesting approval for setbacks for a park and memorial for mothers and families grieving pregnancy loss. Applicant is requesting setbacks of ten (10) feet on the north lot line, one-hundred twenty (120) feet on the east lot line, sixty (60) feet on the south lot line, and five (5) feet on the west lot line.

Location: 130 Holt Dr

Zoned: General Business (GB)

Lisa Perry – 220 Clifty Dr, Suite H – Discussed that they own the lot to the west of the lot under discussion and this project is for a memorial type of park. There would be a small parking area and benches provided as well.

No additional comments from the board. No comments from the public.

K. Eaglin made motion to approve the application – seconded by J. Ralston – Roll Call vote – All ayes – Final vote is five (5) in favor and none against – Motion carries.

PCGB-23-4 approved in accordance with motion and vote.

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

Meeting adjourned at 5:45 p.m.

BY ORDER OF THE MADISON CITY PLAN COMMISSION



J. Wilber, President



Joe Patterson, Secretary/Associate Planner