

MADISON CITY PLAN COMMISSION

Minutes

February 12, 2024

The Madison City Plan Commission held a regular meeting on Monday, February 12, 2024 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, Van Crafton, Karl Eaglin, Rick Farris, Zac Laughlin, and Patrick Thevenow. Also present: Devon Sharpe, Attorney; Nicole Schell, Director of Planning, and Joe Patterson, Secretary/Associate Planner. Absent: Jerry Ralston, Board Member; and Joel Storm, Board Member.

Minutes:

There were no corrections or additions to the January 8, 2024 meeting minutes – K. Eaglin made motion to approve the January 2024 minutes as written – seconded by V. Crafton – Unanimous Consent Vote – all ayes – Final vote is seven (7) in favor and none against.

January 8, 2024 Minutes approved in accordance with motion and vote.

New Applications:

1. **PCAF-24-1:** James & Suzanne Capps – Application to Amend Final Plat so as to remove an approximate 1595 sq ft section from 1132 W Second St, Parcel 39-08-34-334-093.000-007 with the intention to combine this section with 1128 W Second St, Parcel 39-08-34-334-092.000-007.

Location: 1128 and 1132 W Second St

Zoned: Medium Density Residential (R-8)

Jim Capps – 1471 Hill Ridge Rd, Utica, KY – Stated that they are wanting to purchase this section of land and consolidate it into their existing parcel for a second home which they do not have plans to for it to become a rental property.

No further questions from 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 seven (7) in favor and none against. Motion Carries.

PCAF-24-1 approved in accordance with motion and vote.

2. **PCGB-24-1:** Lisa Perry – Application for General Business Setbacks. Applicant plans to open an office space for the Choices for Women Resource Center. Applicant is requesting setbacks of six (6) feet on the north lot line, twenty-three and seven-tenths (23.7) feet on the east lot line, twenty-five (25) feet on the south lot line, and twenty-five (25) feet on the west lot line.

Location: 118 Holt Dr

Zoned: General Business (GB)

Lisa Perry – 220 Clifty Dr, Suite H – Wanting to relocate their current office to this parcel which they purchased as it offers more space and allows for a lower budget by owning their own space.

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

P. Thevenow made motion to approve the application – seconded by R. Farris – Roll Call Vote – all ayes – Final vote is seven (7) in favor and none against. Motion Carries.

**PCGB-24-1** approved in accordance with motion and vote.

3. **PCAP-24-2:** Lisa Perry – Application for Accessible Parking Plan. Applicant plans to open an office space for the Choices for Women Resource Center. Applicant is required to provide five (5) total parking stalls with one (1) ADA parking stall and plans to provide a total of eighteen (18) parking stalls with two (2) ADA parking stalls.

Location: 118 Holt Dr

Zoned: General Business (GB)

Lisa Perry – 220 Clifty Dr, Suite H – They currently have plans to develop the lot to the east as well and are placing the parking lot across the front to join it with the other parcel in the future, if desired. The lot will be asphalt and the design and layout meets ADA standards.

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

K. Eaglin made motion to approve the application – seconded by V. Crafton – Roll Call Vote – all ayes – Final vote is seven (7) in favor and none against. Motion Carries.

**PCAP-24-2** approved in accordance with motion and vote.

4. **PCGB-24-2:** Winterwood Development – Application for General Business Setbacks. Applicant plans to build a multi-phase affordable multi-family housing complex. Applicant is requesting setbacks of ten (10) feet on the north lot line, thirty (30) feet on the east lot line, thirty (30) feet on the south lot line, and ten (10) feet on the west lot line.

Location: 2536 Michigan Rd

Zoned: General Business (GB)

Gabe Fritz – 1390 Olivia Ln, Lexington, KY – The drainage on the property is designed to go to the retention pond on site and was designed to capture runoff from the apartments as well as the adjacent retail spaces. There would be a six-foot privacy fence extending the length along the eastern property line and be constructed during Phase One.

Dave Caldwell – 225 Miles Ridge – They, and other neighbors in the area, have concerns about the requested setbacks and the amount of clearing that will take place for this project. They have concerns, that even with the proposed setbacks, the amount of clearing and the higher grade of the apartment property combined with the height of the apartment buildings will be insufficient to properly screen the adjacent homes from the apartments.

Gabe Fritz – Further discussed the construction phases and layout of the properties and setbacks with the Board and addressed Mr. Caldwell regarding his concerns and that the proposed setbacks and privacy fencing should provide ample room and trees and discourage transient through the neighbors properties.

Anne Powell – 2361 Sunset Ct – They have concerns with the setbacks and that the trees that have been recently and are to be planted will take an extended period of time to reach maturity which they will not

experience in their lifetime and ask that the setbacks be increased to allow more trees to remain for wildlife and provide screening from the retail opportunities.

Tony Steinhardt – Director of Economic and Redevelopment – Wanted to ensure that it was understood these apartments are not rent controlled. They are set at market rates for the area and most units will be at 80% of Adjusted Median Income (AMI) for the community. Also wanted to stress that this is a much needed housing project for the community as it is the first large scale housing project in 30 years and helps to lessen the approximate 3000 housing unit shortfall currently in the community. The City and developers have worked with neighboring property owners regarding this project and have worked to mitigate issues as much as possible, but it does take a while for those trees to reach maturity and grow back.

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

K. Eaglin made motion to approve the application – seconded by V. Crafton – Roll Call Vote – all ayes – Final vote is seven (7) in favor and none against. Motion Carries.

**PCGB-24-2** approved in accordance with motion and vote.

5. **PCAP-24-3:** Winterwood Development – Application for Accessible Parking Plan. Applicant plans to build a multi-phase affordable multi-family housing complex consisting of a total of one-hundred ninety-two (192) apartments. Applicant is required to provide three-hundred eighty-four (384) total parking stalls with eight (8) ADA parking stalls and plans to provide a total of two-hundred eighty-two (282) parking stalls with eighteen (18) ADA parking stalls over two phases of construction. A Variance from Development Standards is required, and has been requested for the entire project, for a total number of parking stalls less than the minimum required of two (2) parking stalls per dwelling unit per Section 9.00 of the Zoning Ordinance.

Location: 2536 Michigan Rd

Zoned: General Business (GB)

Stephen Kearsy – 9307 W 1000 N, Commiskey, IN 47227 – Architect for Winterwood and they had pledged to the Indiana Housing Authority to provide more accessible units than code requires which is why they are providing more accessible apartments and parking in Phase One than would typically be required as well as potentially in Phase Two. The parking plans cover both Phases of construction, and they are attempting to provide one parking space for every apartment that is accessible and two additional accessible parking spaces for the office space.

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

P. Thevenow made motion to approve the application contingent upon the parking variance for the total number of spaces being approved by the Board of Zoning Appeals – seconded by Z. Laughlin – Roll Call Vote – all ayes – Final vote is seven (7) in favor and none against. Motion Carries.

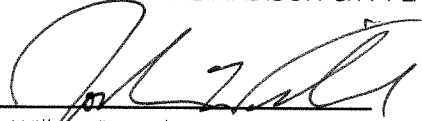
**PCAP-24-3** approved in accordance with motion and vote.

No additional items of business.

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

Meeting adjourned at 6:18 p.m.

BY ORDER OF THE MADISON CITY PLAN COMMISSION

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

J. Wilber, President

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

Joe Patterson, Secretary/Associate Planner