

MADISON CITY PLAN COMMISSION

Minutes

May 13, 2024

The Madison City Plan Commission held a regular meeting on Monday, May 13, 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, Karl Eaglin, Rick Farris, Jerry Ralston, Patrick Thevenow, Joel Storm, and Van Crafton. Also present: Devon Sharpe, Attorney; Ray Dibaya, Secretary/Associate Planner, and Nicole Schell, Director of Planning. Absent: Zack Laughlin.

**Minutes:**

There were no corrections or additions to the April 8th, 2024, meeting minutes – K. Eaglin made the motion to approve the April 8<sup>th</sup>, 2024, minutes as written – seconded by J. Ralston – Unanimous Consent Vote – all ayes – Final vote is eight (8) in favor and none against.

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

**New Applications:**

1. **PCAF-24-4:** Billy Cline and Kathy Jo Kline – Application to amend final plat to split parcel ID 39-13-02-231-027.000-007.

Location: 121 Central Ave

Zoned: Historic District Residential (HDR)

J. Ralston made the motion to table the application to the next meeting (June 10, 2024) – seconded by P. Thevenow – Roll Call Vote – all ayes – Final vote is eight (8) in favor and none against. Motion Carries.

PCAF-24-4 was tabled in accordance with the motion and vote.

2. **SDPP-24-1:** Alexandra Hammock – Preliminary Plat for a proposed subdivision on Parcel 39-08-19-000-005.001-006 consisting of fourteen (14) lots on approximately forty-nine and one-half acres (49.5). Proposed lots range in size from approximately 1.31 to 5.44 acres.

Location: 3801 W Deputy Pike RD

Zoned: Residential Agricultural (RA)

Lisa Hammock – 6126 North 400 West – spoke on behalf of the applicant stating they wanted to add more covenants to the application. She stated that they wanted included in the covenants: the home and two accessory buildings, prohibition of manufactured or modular homes, developer approval of plans, and for the trees to remain on the first seventy-five (75) feet on the front of the lot as a noise and visual buffer.

Gary Bennett – 2840 N Borcharding Rd – Inquired about where the tree line was in relation to Borcharding Rd. L. Hammock stated that the trees are already present in the area and that they want to leave seventy-five (75) feet so that people can drive along the trees. She further elaborated that the trees would act as a visual buffer, as well as a noise buffer. G. Bennett then asked L. Hammock if each property would have its own lot. She presented the site plan to him and explained the layout. G. Bennett asked L. Hammock a few more questions pertaining to modular homes and driveways which L. Hammock then answered stating that the covenants were to prevent manufactured or modular homes, and that the driveways were large, but not an issue.

K. Eaglin asked L. Hammock if she is requesting to have two buildings per lot, to which she responded that she wants three (home and two optional accessory buildings) to allow residents to build an additional accessory building if they so please. She also stated that the accessory building/s would have to be permanent.

J. Wilber asked N. Schell if the request for the covenants could be added, to which she agreed.

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

P. Thevenow made the motion to approve the application with the stated covenants as presented – seconded by K. Eaglin – Roll Call Vote – all ayes – Final vote is eight (8) in favor and none against. Motion Carries.

**SDPP-24-1** was approved in accordance with the motion and vote.

3. **PCAF-24-7:** James Kelleher and Central Holdings LLC – Application to amend final plat to split parcel 39-13-02-131-014.000.007.

Location: 205 St Michaels Ave

Zoned: Historic District Residential (HDR)

J. Wilber announced that the applicant did not get the appropriate notices sent before the hearing, so the application has been requested to be moved to the June 10<sup>th</sup>, 2024, meeting to give the applicant additional time to send out the notices.

K. Eaglin made the motion to table the application to the next meeting (June 10, 2024) – seconded by M. Armstrong – Roll Call Vote – all ayes – Final vote is eight (8) in favor and none against. Motion Carries.

**PCAF-24-7** was tabled in accordance with the motion and vote.

4. **PCAF-24-8:** MPP Rentals – Application to amend final plat to create a utility and maintenance easement at 39-13-03-124-011.000-007.

Location: 923 W First St

Zoned: Historic District Residential (HDR)

Mike Prickett – 919 W First – Stated the property lines were encroaching on a property they were trying to make for a utility and maintenance easement.

J. Wilber and K. Eaglin questioned Mike about equipment on the property to which he responded that the equipment was only attached to one home.

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

J. Ralston made the motion to approve the application with the stated covenants as presented – seconded by R. Farris – Roll Call Vote – all ayes – Final vote is eight (8) in favor and none against. Motion Carries.

**PCAF-24-8** was approved in accordance with the motion and vote.

5. **PCGB-24-4:** Walter Harden – Application for general business setbacks of 0-ft from the north, south, east, and west property lines.

Location: 1855 Cragmont St

Zoned: General Business (GB)

Walter Harden – 500 Green Rd – The owner of an auto glass shop, stated he wants an office area for customers to wait in while their car is being worked on.

J. Wilber questioned W. Harden about the setbacks which, due to some confusion, he believed were set at 0 (zero) feet. W. Harden elaborated that that wasn't accurate and that he was requesting setbacks as shown in the staff notes of sixty-four (64) feet on the east, twenty-six (26) feet on the south, twenty-two (22) feet on the west, and twenty-three (23) feet on the north. N. Schell mentioned that the requested setbacks will need to be mentioned in the motion.

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

P. Thevenow made the motion to approve the application with the setbacks shown on the site plan – seconded by J. Ralston – Roll Call Vote – all ayes – Final vote is eight (8) in favor and none against. Motion Carries.

**PCGB-24-4** was approved in accordance with the motion and vote.

6. **PCAP-24-5:** Robert Youngblood and Joe Pettit – Application for an accessible parking plan.

Location: 490 W State St

Zoned: General Business (GB)

N. Schell recommended tabling the application until the next meeting on June 10<sup>th</sup>, 2024.

J. Ralston made the motion to table the application to the next meeting (June 10, 2024) – seconded by K. Eaglin – Roll Call Vote – all ayes – Final vote is eight (8) in favor and none against. Motion Carries.

**PCAP-24-5** was tabled in accordance with the motion and vote.

**New Business:**

Introduction of Secretary/Associate Planner Ray Dibaya. Ray recently joined the City of Madison, IN, last month and is a recent graduate of the University of Louisville.

N. Schell stated that staff had sent out an RFP for a zoning ordinance update and that they've included an update to the Subdivision standards, which will be combined into one unified Development Ordinance, and that they're currently awaiting responses.


No additional items of business.

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

  
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J. Wilber, President

  
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Ray Dibaya, Secretary/Associate Planner