

MADISON CITY PLAN COMMISSION

Minutes

March 9, 2020

The Madison City Plan Commission held a regular meeting on Monday, March 9, 2020 at 5:30 p.m. in City Hall. Darrell Henderson, chairman, presided over the meeting with the following board members present: Joe Niehaus, Josh Wilbur, Karl Eaglin, Bob Waller, Jerry Ralston, Jeff Kernen, Seth Pennington and Patrick Thevenow. Also present: Devon Sharpe, attorney; and Louann Waller, secretary. Absent: Brian Martin, Building Inspector.

Minutes:

There were no additions or corrections to minutes of the previous meeting.

K. Eaglin made the motion to approve minutes – seconded by B. Waller – all ayes with exception of Patrick Thevenow and Jerry Ralston who were not present at the January 13, 2020 meeting abstaining from voting.

Minutes stand approved as recorded and distributed.

D. Henderson advised that the first thing on tonight's agenda was Resolution 2020-20 which was read by D. Sharpe.

(Inserted)

RESOLUTION NO. 2020 - 20

RESOLUTION OF THE CITY OF MADISON PLAN COMMISSION APPROVING CERTAIN AMENDMENTS TO A DECLARATORY RESOLUTION AND ECONOMIC DEVELOPMENT PLAN APPROVED AND ADOPTED BY THE CITY OF MADISON REDEVELOPMENT COMMISSION

WHEREAS, the City of Madison Plan Commission (the "Plan Commission") is the body charged with the duty of developing a general plan of development for the City of Madison, Indiana (the "City");

WHEREAS, the City of Madison Redevelopment Commission (the "Redevelopment Commission") previously adopted and amended a Declaratory Resolution (the "Declaratory Resolution") establishing the North Madison Economic Development Area (the "Economic Development Area"), designating portions of the Economic Development Area as "allocation areas" pursuant to Section 39 of the City Act, and approving an Economic Development Plan for the Economic Development Area (the "Plan");

WHEREAS, the Redevelopment Commission heretofore approved and adopted a Resolution (the "2020 Resolution") amending the Declaratory Resolution and the Plan to add certain additional parcels to the acquisition list; and

WHEREAS, the Redevelopment Commission has submitted the 2020 Resolution to the Plan Commission for its approval pursuant to IC 36-7-14-16;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF MADISON PLAN COMMISSION, as follows:

1. The 2020 Resolution and the amendments to the Plan contained therein conform to the plan of development for the City.
2. This Plan Commission hereby approves the 2020 Resolution and the amendments to the Plan contained therein. This resolution hereby constitutes the written order of the Plan Commission approving the 2020 Resolution and the amendments to the Plan contained therein pursuant to IC 36-7-14-16.
3. The Secretary of this Plan Commission is hereby directed to file a copy of the 2020 Resolution with the minutes of this meeting.

SO RESOLVED BY THE CITY OF MADISON PLAN COMMISSION this 9th day of March,

CITY OF MADISON
PLAN COMMISSION



President

WITNESSED:



Secretary

Matt Wirth, City of Madison Economic Developer, advised what Mr. Sharpe just read and what the members had before them in the Resolution is the next step in the city process. This project relates to the Madison Plaza and the city's desire to purchase such plaza property. The first step actually occurred within the Madison Redevelopment Commission who adopted a similar

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Resolution to start the ball rolling for the city to be able to do this. The next step is that the Plan Commission must adopt the same Resolution and the very final step in the process will be to come back to the Madison City Council for their ultimate approval. This property is located at the corner of Michigan Rd. and Clifty Dr.

No questions or comments from the board members.

P. Thevenow made the motion to approve Resolution 2020-20 – seconded by K. Eaglin – roll call – all ayes.

Resolution 2020-20 approved.

New Applications:

1. Jaman Geyman (Geyman Enterprises, Inc.) – Handicapped Parking Plan application for a veterinary facility.

Location: **1848 E. CR 400 N**

Zoned: Agriculture (AG)

Ms. Geyman present for her application. She stated that she is currently the owner of North Madison Vet Clinic which is located at 2528 Lanier Dr. She will be relocating to 1848 E. 400 N. (new construction).

D. Henderson stated that L. Waller had advised him of Ms. Geyman requiring two (2) handicapped parking spaces and that Ms. Geyman had agreed to this. Correct, per Ms. Geyman.

No questions or comments from board or audience members.

J. Wilbur made the motion to approve application (two handicapped parking stalls) – seconded by J. Ralston – roll call – all ayes.

Application approved for two (2) handicapped parking stalls.

2. Tony and Lisa Hammock – Petition to Amend Final Plat – Applicants desire to divide Parcel I.D. # 39 13 02 131 014 000 007 of the McIntire Addition so as to allow for two (2) residential lots.

Location: **205 St. Michael's Ave.**

Zoned: Historic District Residential (HDR)

L. Waller advised the board members of Ms. Hammock's desire to table application.

J. Kernen made the motion to table application – seconded by K. Eaglin – all ayes.

Application tabled.

Tabled Application:

3. William Stewart – Rezoning application. Applicant is requesting to amend the City of Madison Zoning Map to rezone 843 and 847 Lanier (parcel I.D. 39 08 28 114 038 000 007) from current zoning classification of General Business (GB) to Medium Density Residential (R-8)

Mr. Stewart, 1105 Simmons Rd., said he has had the Lanier Drive properties as residential and desires to rezone to Residential.

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D. Henderson told Mr. Stewart the issue is the fact that it is in the middle of a General Business district which is something that is considered spot zoning, not supposed to do. He noted it has been this way forever and it's grandfathered in unless it is more than 80% destroyed, no problem being a residence. He asked Mr. Stewart if that was an issue with him. Mr. Stewart said that the neighbors behind him were able to rezone their property on Green Rd. so he would like to have his rezoned. D. Henderson said he thought that was a joint rezoning. The Lanier Dr. property would be spot zoning which is something the Plan Commission he didn't remember ever doing. But, it doesn't really change anything as Mr. Stewart can still rent or sell it; if more than 80% destroyed for some reason then could not rebuild but very seldom is something that far gone. D. Henderson asked Mr. Stewart if there was any reason particularly that he wanted to rezone the property. No, per Mr. Stewart.

No further questions or comments from board members. No questions or comments from the audience.

D. Henderson made the motion for an unfavorable recommendation (deny application) to City Council – seconded by B. Waller – roll call – all ayes.

The Plan Commission hereby forwards an unfavorable recommendation for rezoning of 843 and 847 Lanier Drive (parcel I.D. 39 08 28 114 038 000 007) from General Business (GB) to Medium Density Residential (R-8)

Old Business:

No further business to be brought before the board.

K. Eaglin made the motion to adjourn – seconded by J. Kernen

Meeting adjourned at 5:41 p.m.

BY ORDER OF THE MADISON CITY PLAN COMMISSION

Darrell Henderson, Chairman

Louann Waller, Secretary