

MADISON CITY PLAN COMMISSION

Minutes

May 11, 2020

The Madison City Plan Commission held a regular meeting on Monday, May 11, 2020 at 5:30 p.m. via Zoom. Darrell Henderson, chairman, presided over the meeting with the following board members present: Joe Niehaus, Jeff Kernen, Jerry Ralston, and Patrick Thevenow. Also present: Brian Martin, Building Inspector; Devon Sharpe, attorney; and Louann Waller, secretary. Absent: Bob Waller, Karl Eaglin, Seth Pennington, and Josh Wilbur, board members.

Note: Frequent wi-fi disruptions.

Minutes:

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

P. Thevenow made the motion to approve minutes – seconded by J. Kernen – all ayes. *Minutes stand approved as recorded and distributed.*

New Applications:

1. Angela S. Lunsford – Petition to rezone 2311 Lanier Drive from current zoning classification of General Business (GB) to Medium Density Residential (R-8). Parcel I.D. 39 08 21 443 010 000 007.

Ms. Lunsford said this a rental house which she has owned since 2001 and it has come time to sell it. Recently renovated. She commented with the property being zoned business this poses a problem for potential buyers because they want to use this for a residence and not run a business out of it. As far as she knows it has never been used for a business. The bank will not approve a loan unless it is rezoned as residential.

Ms. Lunsford said she did know that the building beside her used to be a church and it was rezoned from business to residential within the last couple of years. And then her realtor has related to her that everyone who has looked at her house is not interested in running a business out of it.

D. Henderson confirmed that the neighboring property (church) had been rezoned. He added that the board does not like to spot zone but Ms. Lunsford's property does connect to R-8 so that's probably not an issue.

D. Henderson noted there have been no complaints lodged on this application.

P. Thevenow made the motion to approve this application as submitted – seconded by J. Ralston – roll call – all ayes.

Application receives a favorable recommendation to rezone from General Business (GB) to Medium Density Residential (R-8). Favorable recommendation to be forward to City Council.

2. Chris Harper – Petition to Amend Final Plat. Applicant desires a two-part application beginning with the petition to subdivide the single parcel into four (4) parcels. Second portion of application is to combine one (1) of the four (4) parcels with 214 W. Second St., and one (1) of the four (4) parcels with 216 W. Second St.

Location: **200+ Hentz Lane**

Zoned: Historic District Residential (HDR)

Mr. Harper said that formerly this property had a small warehouse or large garage on it. That was torn down prior to his purchasing. What remains is a 40 x 60-ft. concrete pad and a brick boundary wall on the south side. Currently using this for off-street parking for family and guests. Recently had one of the adjoining owners request to buy the property from him. There are five (5) adjoining properties at 214, 216, 218 W. Second Street, and 312 & 314 Poplar St. After talking to all of the adjoining property owners it turned out that four (4) of them had an

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interest in owning the portion of the property closet to their property. Usage ideas ranged from having access to the back of their property from Hentz Lane, to having off-street parking, to possibly building a garage, and also just having a bigger back yard. Mr. Harper said he and his wife were okay with the development plan so they contacted a surveyor doing a survey (board members had a copy) which basically split the property in to four (4) parcels, 8A – 8D. Have subsequently put together purchase agreements for three (3) of the four (4) parcels with the fourth one pending. Each one of those purchase agreements have a contingency clause which basically says it is conditioned on this board approving the survey and approving the subdivision.

D. Henderson asked the applicant if the fourth one that is pending, that's also going to happen? It just hasn't happened yet? That's right, per Mr. Harper. He further stated that his brother has a truck on the property and he himself has some building materials on it so wasn't going to finalize that agreement until all of that is removed, but the neighbor does want to do the deal.

P. Thevenow wanted to know if 8A and 8B meet the size requirements for new lots zoning wise in the historic district. L. Waller advised that for downtown, Historic District Residential, there is no required lot size, just that a structure has to meet the setbacks.

D. Henderson noted there had been no phone calls or emails to the Plan Commission office opposed to this.

No further questions or comments from board members.

J. Niehaus made the motion to approve – seconded by J. Ralston – roll call – all ayes.
Application approved as applied.

Tabled Application:

3. 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)

Mrs. Hammock told the board members she would like to divide the lot in half. It is 60-ft. wide, 100-ft. deep. From what it appears she would need to have the entrances for the driveways on the front of the lot so she may do something like a carport or garage at the back. The house would be 24-ft. wide and then depending what people want as to how deep will make them. D. Henderson asked Mrs. Hammock if these would be similar to the width of the houses in construction of W. Main. Yes, per Mrs. Hammock. Adding she believed them to be 20-ft. wide.

D. Henderson noted that no complaints had been lodge by phone or email on this application.

J. Kernen made the motion to approve – seconded by J. Niehaus – roll call – all ayes.
Application approved as applied.

Business – Old or New:

No further business to be brought before the board.

J. Ralston made the motion to adjourn – seconded by J. Niehaus.

Meeting adjourned at 5:45 p.m.

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BY ORDER OF THE MADISON CITY PLAN COMMISSION

Darrell Henderson, Chairman

Louann Waller, Secretary