

**MADISON CITY PLAN COMMISSION**

Minutes

Aug. 10, 2020

The Madison City Plan Commission held a regular meeting on Monday, August 10, 2020 at 5:30 p.m. in City Hall. Darrell Henderson, chairman, presided over the meeting with the following board members present: Jeff Kernen, Jerry Ralston, Patrick Thevenow, Bob Waller, Karl Eaglin. Also present: Brian Martin, Building Inspector; and Louann Waller, secretary. Absent: Josh Wilbur, board member; Devon Sharpe, attorney

**Minutes:**

There were no additions or corrections to the minutes of the previous meeting. J. Ralston made the motion to approve minutes – seconded by K. Eaglin – all ayes.

***Minutes stand accepted as recorded and distributed.***

**New Application:**

1. Beau Gray – Setback application to allow for construction of a second floor on existing structure and an addition to the west and south of existing structure.

Setbacks:

|                |        |               |         |
|----------------|--------|---------------|---------|
| North lot line | 44-ft. | East lot line | 26-ft.  |
| South lot line | 50-ft. | West lot line | 171-ft. |

Location: **3724 Clifty Dr.**

Zoned: General Business (GB)

Mr. Gray – 175 N. Lakeside Dr. – said the plan is to separate the finance department from the current established building. Across the road will just do payments, financing, and storage – second floor will have a conference area. This is the old building that was Fireworks forever D. Henderson asked Mr. Gray how much bigger actually making the building. Mr. Gray said it will double in size on the ground floor and then just above the existing structure for the second story so it will be four (4) times as much with the kickout on the side for the drive thru.

The idea is for all traffic to be drive thru but do have four (4) parking spaces allotted and three (3) employee parking on the other side, and room for three (3) handicapped spots between the drive thru and utility pole. Plus there is a fenced in back lot if ever need to expand backwards.

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

K. Eaglin made the motion to accept the application for his building extension – seconded by J. Kernen – roll call – all ayes.

***Application approved as applied.***

2. Cary and Julie Strouse – Setback application to allow for construction of a 35-ft. x 70-ft. x 14-ft. metal building for personal storage.

Setbacks:

|                |              |               |             |
|----------------|--------------|---------------|-------------|
| North lot line | 10 – 12- ft. | East lot line | 30 – 32-ft. |
| South lot line | 14 – 16-ft.  | West lot line | 12 – 14-ft. |

Location: **2796 W. Clifty Dr.**

Zoned: General Business (GB)

Mr. Strouse – 112 W. First St. –

D. Henderson said he thought this application to be self-explanatory, not going to be a retail business even though it is in General Business. This is confirmed by Mr. Strouse adding that it will be for personal storage. He explained that the idea is to align the north side of the two (2) buildings that are just to the east and then that will set the setback for the south side as well.

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

P. Thevenow made the motion to approve application as submitted – seconded by B. Waller – roll call – all ayes.

***Application approved as submitted.***

3. Dustin Brinson – Setback application to allow for construction of a 40-ft. x 72-ft. x 16-ft. workshop.

Setbacks:

North lot line 131-ft.

East lot line 60.7-ft.

South lot line 166.7-ft.

West lot line 48.6-ft.

Location: **1445 Clifty Dr.**

Zoned: General Business (GB)

Mr. Brinson – 8960 W. Swan Rd., Lexington –

D. Henderson asked Mr. Brinson if this is to be a workshop where actually pull the cars in. Yes, per Mr. Brinson as it will be an addition to current service capacity. D. Henderson asked how many bays? Mr. Brinson said there will be five (5).

J. Ralston asked Mr. Brinson if there will be storage for cars around the building and in the area. Mr. Brinson said the plan is to add to the parking with gravel to increase current capacity, and then probably add a drive to where they can access the building from both sides and drive around the lot. K. Eaglin asked if these will be vehicles that operate? Not going to start a junkyard business? No, per Mr. Brinson. Noted he has been in contact with someone from the city about that as there have been some prior complaints about that. But it was information he was unsure about and that has been rectified. Vehicles only to be worked on in short order. If not, customers will be notified of storage fees to help get off his lot or will take cars to a storage yard if have to.

D. Henderson remarked that he, Mr. Brinson, is obviously not the only one in town that has an issue with parking of - - some guys have a three (3) or four (4) bay shop and they've got 30 cars which obviously they are not working on. At some point the Plan Commission is probably going to recommend something to City Council where can understand when is it a repair business and when is it a junkyard.

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

B. Waller made the motion to accept this application – seconded by J. Ralston – roll call – all ayes.

***Application approved as applied.***

4. Garry D. Chandler – Setback application to allow for construction of a new body shop.

Setbacks:

North lot line 65-ft.

East lot line 288-ft.

South lot line 22-ft.

West lot line 41-ft.

Location: **600 Clifty Dr.**

Zoned: General Business (GB)

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Mr. Chandler – 4716 Olive Branch Rd. –

D. Henderson said he thought this application to be pretty clear and also confirmed with Mr. Chandler this will be located in the northwest corner of the lot.

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

K. Eaglin made the motion to accept Mr. Chandler’s application for construction of a new body shop – seconded by B. Waller – roll call – all ayes.

***Application approved as applied.***

**Tabled Application:**

1. Stanley Mack – Petition to Amend Final Plat of the H & G Addition so as to combine a strip of land 9.75-ft. wide running north and south of the east lot line of 911 W. Second St., Parcel I.D. 39 13 121 042 000 007 and 912 W. First St., Parcel I.D. 39 13 03 121 070 000 007. Both properties owned by Stanley Mack.

Locations: **911 W. Second St. and 912 W. First St.**

Zoned: Historic District Residential (HDR)

Mr. Mack – 911 W. Second St.

D. Henderson asked Mr. Mack if basically he is making this to get to the back of his house for probably a garage. Mr. Mack said it is for the possibility of putting in a driveway.

K. Eaglin asked Mr. Mack if he is combining the properties on one (1) property card when completed. Yes, per Mr. Mack.

P. Thevenow said that a couple of weeks ago he was made aware of a contract that exists for the property at 912 W. First – selling on contract – asked Mr. Mack if this parcel exempted from the sale? Yes sir, per Mr. Mack.

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

J. Kernen made the motion to accept this application – seconded by K. Eaglin – roll call – all ayes.

***Application approved as applied.***

**Business – New or New:**

No further business to be brought before the board.

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

Meeting adjourned at 5:42 p.m.

**BY ORDER OF THE MADISON CITY PLAN COMMISSION**

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Darrell Henderson, Chairman

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Louann Waller, Secretary