

# Application for Conditional Use Permit



## CITY OF MADISON, IN OFFICE OF PLANNING, PRESERVATION, & DESIGN

101 W. Main St., Madison, IN 47250

<https://madison-in.gov/department/index.php?structureid=9>

Phone: (812) 265 - 8324

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### Applicant Information

\*Applicant's Name(s): Susan R. Smith

Applicant's Mailing Address: 2355 North K Road, Madison, IN 47250

(Street Number - Street Name - City - State - Zip Code)

Applicant's Phone Number: (502) 645-6292

Applicant's Email: susansmithkeller@hotmail.com

\*Note: If the applicant is not the owner, as listed on the Property Deed, a letter from the owner authorizing the proposed work must be included along with owner's phone number and mailing address.

### Project Information

Location of property: 2355 North K Road, Madison, IN 47250

Present Zoning of Property: Agricultural

Description of Existing Use: Agricultural & monthly animal swap meets

Description of Proposed Use: same as previously approved on July 12, 2021

**Work to be done (if any):** Please mark and give detailed description below. Include available materials, pictures, etc.

☐ Addition to existing

☐ Fencing

☐ Porches

☐ Signage

☐ Driveways

☐ Outbuilding(s)

☐ Removal or Demolition

☐ Windows

☐ Siding

☐ Placing Mobile Home

Approximate cost of work to be done, if any: \$0

Description of work to be done, if any: \_\_\_\_\_

I, Susan R. Smith

, agree to mail certified letters to all adjoining property owners (includes owners of real estate at corner, across streets, alleys or easement, as well as others who may share a common boundary) at least ten (10) days prior to the public hearing and return proof of mailing and receipts to the Plan Commission Office at least one (1) day prior to the meeting. **Names and addresses for the certified letter provided to applicant by the Plan Commission staff at time of filing Preliminary Plat application.**

12-16-21

Date

Susan R. Smith

Signature of Applicant

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### NARRATIVE STATEMENT

A narrative statement evaluating the effects of such elements as noise, glare, odor, fumes, and vibration on adjoining property; a discussion of the general compatibility with adjacent and other properties in the district; and the relationship of the proposed use to the comprehensive plan.

Applicant requests renewal of a conditional use permit for monthly animal swap meet and Farmer's market which was previously granted July 12, 2021 (See Exhibit A). It is anticipated that meets will occur March through October, weather permitting.

### CITY OF MADISON ZONING ORDINANCE SECTION 11.73 GENERAL STANDARDS APPLICABLE TO ALL CONDITIONAL USES

1. Is in fact a conditional use as established under the provisions of Article V and appears on the Official Schedule of District Regulations adopted by Section 7.00 for the zoning district involved.  
yes we are in conditional
2. Will be harmonious with and in accordance with the general objectives, or with any specific objective of the City's Comprehensive Plan and/or the Zoning Ordinance.  
yes we would be in compliance plan/zone ordinance
3. Will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area.  
yes we will be maintained in harmonious
4. Will not be hazardous or disturbing to existing or future neighboring uses.  
yes
5. Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services.  
yes
6. Will not create excessive additional requirements at public expense for public facilities and services and will not be detrimental to the economic welfare of the community;  
yes
7. Will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, or odors;  
yes
8. Will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares;  
yes
9. Will not result in the destruction, loss, or damage of a natural, scenic, or historic features of major importance.  
yes

Attach additional sheets as needed.

1. yes we are in conditional
2. yes we would be in compliance plan / zone ordinance
3. yes we will be maintained in harmonious
4. we will not disturb neighbors
5. we have access <sup>for</sup> ~~to~~ fire and police and EMS
6. We will not create any expenses to the public
7. will not value miss uses of any activities material
8. we have two in and out & field exits
9. We will not damage or cause loss to property

The Madison Board of Zoning Appeals at a regular meeting on Monday, June 14, 2021 reviewed and approved the application of: Susan Smith.

Conditional Use permit for animal sales and swap at the Madison Indiana Flea Market/Animal Swap.

LOCATION: 2355 N K Rd, Madison, IN 47250  
Parcel I.D. # 39-09-19-000-044,000-006

**SUBJECT TO THE FOLLOWING LIMITATIONS:**

Madison City Zoning Ordinance, Section 11.78 - Expiration of Conditional Use Permit

"A Conditional Use permit shall be deemed to authorize only one (1) particular use and said permit shall automatically expire, if for any reason, the use has not commenced within one (1) year. A Conditional Use permit is granted to the property owner who makes the original application and does not transfer to the new owner if the property changes ownership. The new owner must apply to the Board of Zoning Appeals for a new permit in order to continue the use that was conditionally allowed.

**CONDITIONS:**

Initial approval for July 13 to October 31, 2021 and requires a new application upon term conclusion. Authorized to be held the 3rd Saturday of each month during the approved operating period from 8:00AM to 4:00PM. Must adhere to operations plan submitted. Must adhere to all relevant health and safety laws. Must file Emergency Action Plan with local emergency services. No camping permitted. No amplified music permitted. Use of fireworks is not permitted. Alcohol consumption shall not be permitted. No firearms authorized as declared by applicant. Permitted as an animal swap meet only per Section 7.00 Official Schedule of District Regulations (Ordinance #29 of the City of Madison, Indiana Zoning Ordinance with no other use permitted. Conditional Use may be revoked and/or fines incurred per Section 11.50 of the City of Madison, Indiana Zoning Ordinance if Conditions are not adhered to.

THIS LOCATION IS ALSO KNOWN AS:

"The Farm" at 2355 N K Rd, Madison, IN 47250

**THIS CONDITIONAL USE PERMIT IS HEREBY GRANTED**

This 12th

DAY OF July 2021

MADISON BOARD OF ZONING APPEALS

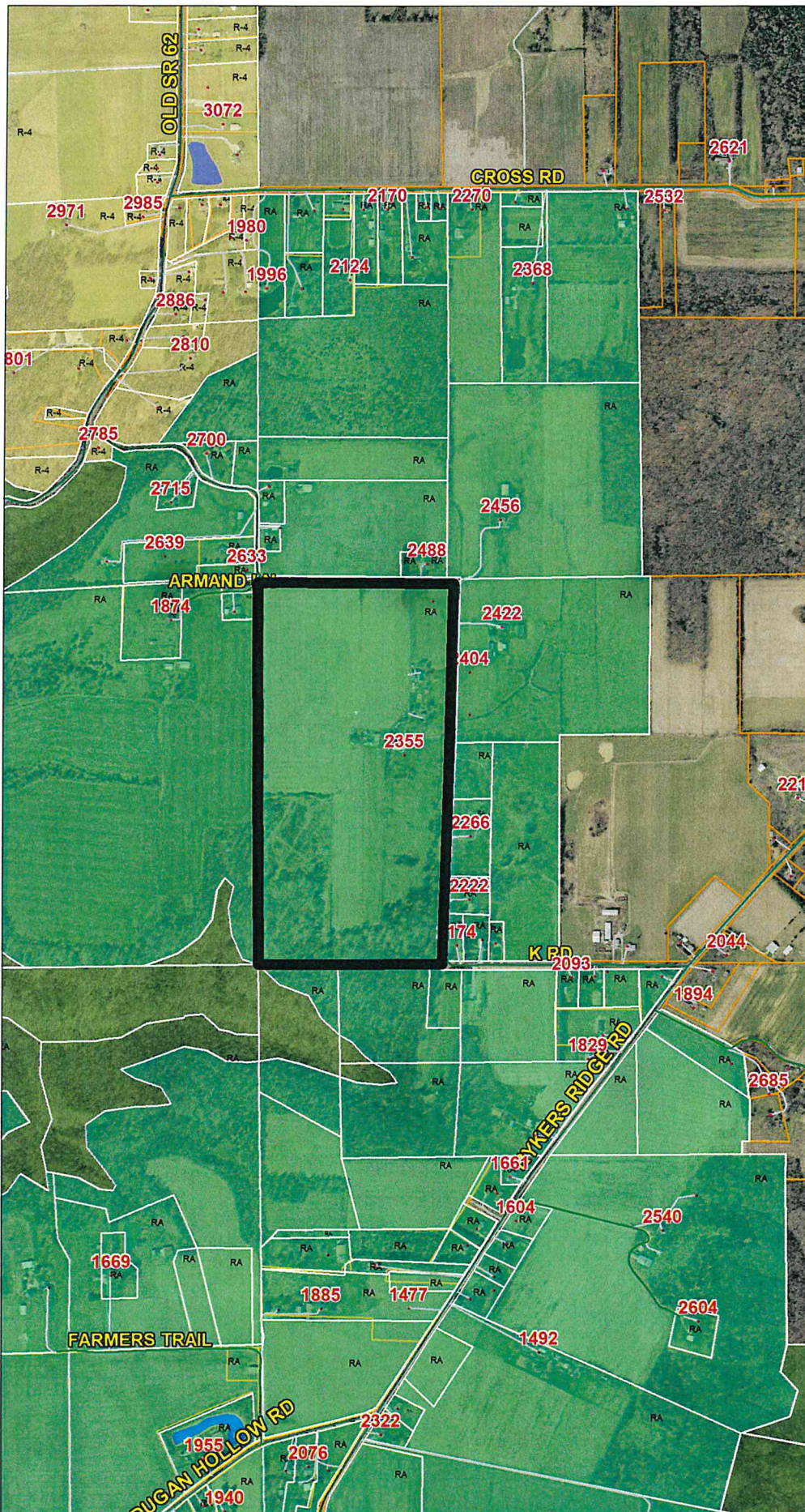
*Sue Baldwin*

EXHIBIT

A

tabbles





### MadisonZoning

Zoning Code:

- HS
- R-4
- RA

- Regional Counties
- County Boundary
- Townships
- Corporate Boundaries
- Water
- Parcels
- Drives, Alleys, etc.
- Historic District

Churches & Cemeteries  
Addresses

- Regional Counties
- Regional Roads
- Regional Highways
- Water
- Railroad
- Drives, Alleys, etc.
- Roads
- Highways

2355 N K Rd

