

MADISON CITY PLAN COMMISSION

Minutes

January 9, 2023

The Madison City Plan Commission held a regular meeting on Monday, January 9, 2023 at 5:30 p.m. in City Hall. The meeting was called to order by Josh Wilber with the following additional board members present: Mike Armstrong, Karl Eaglin, Jerry Ralston, and Patrick Thevenow. Also present: Nicole Schell, Director of Planning; Devon Sharpe, Attorney; and Joe Patterson, Associate Planner. Board Members absent: Van Crafton.

Minutes:

There were no corrections or additions to the November 14, 2022 meeting minutes – K. Eaglin made motion to approve the November minutes as printed – seconded by J. Ralston – Unanimous Consent Vote – all ayes – Final vote is five (5) in favor and none against.

November 14, 2022 Minutes approved in accordance with motion and vote.

There was a discussion between the Board and Staff on the lack of a quorum for approving Minutes and D. Sharpe informed the Board that any of the Board members could still discuss and vote on them.

There were no corrections or additions to the December 12, 2022 meeting minutes – J. Ralston made motion to approve the December 2022 minutes as stated – seconded by M. Armstrong – Unanimous Consent Vote – all ayes – Final vote is five (5) in favor and none against.

November 14, 2022 Minutes tabled due to lack of quorum.

New Applications:

1. **PCRZ-22-1:** Story Properties LLC – Application to Amend the Official Zoning Map. Applicant requests to change zoning of Parcel 39-08-31-000-011.000-006 from General Business (GB) to Light Manufacturing (M-1).

Location: 3122 Clifty Dr

Zoned: General Business (GB)

Erik Schuler – 3331 Elizaville Rd, Ewing KY 41039 – Looking to rezone to Light Manufacturing. Work is primarily on Kentucky side, but do a lot of work up and down the River and with the power plants in particular. As Ewing is about two hours away, they looked for a smaller location to cut down travel time and potentially expand business more to the Indiana side. Would be in charge of maintaining the facility and would be the Area Manager for the work that would take place in Ghent, Trimble County, and nearby Indiana locations. Most of the employees that serve this area are from the Indiana side of the River. Work would primarily focus on work with metal such as handrail and small piping and pipe hangers. This would include some welding, cutting, and grinding. There would likely be six (6) to eight (8) people working out of this facility on a busy day. They plan to maintain the property neat and well maintained. They have a well-documented safety record with OSHA and have over two-million man-hours of safe work logged. There may be a vehicle or two or equipment staged on-site.

Steve Gray – 3136 Clifty Dr – Owns the property immediately to the south of the applicants and inquired if there were plans to change access to the building on the property to which Mr. Schuler stated there were plans to incorporate an overhead door on that side of the building.

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

The Board discussed with Staff to include the discussion for both applications and K. Eaglin made motion to give a favorable recommendation to City Council on Applications 1 and 2 (PCRZ-22-1 and PCRZ-22-2) – seconded by P. Thevenow – Roll Call Vote – All ayes – Final Vote is five (5) in favor and zero (0) against – Motion carries.

Applications 1 and 2 approved in accordance with motion and vote.

2. **PCRZ-22-2:** Story Properties LLC – Application to Amend the Official Zoning Map. Applicant requests to change zoning of Parcel 39-08-31-000-011.003-006 from General Business (GB) to Light Manufacturing (M-1).

Location: 3134 Clifty Dr

Zoned: General Business (GB)

**New Business:**

1. Election of 2023 Plan Commission President, Vice President, and Secretary.
2. Appointment of Plan Commission representative to serve as Board Member on City of Madison Board of Zoning Appeals.
3. Appointment of Plan Commission representative to serve as Advisory Member on Jefferson County Plan Commission.

K. Eaglin made motion to table items 2 and 3 – seconded by J. Ralston – Unanimous Consent Vote – all ayes – Final vote is five (5) in favor and none against.

New Business Items 2 and 3 tabled in accordance with motion and vote.

P. Thevenow nominated J. Wilber as Plan Commission President – seconded by J. Ralston and K. Eaglin made motion to elect P. Thevenow as Plan Commission Vice President – seconded by J. Ralston and J. Wilber made motion to elect J. Patterson as Plan Commission Secretary – seconded by K. Eaglin – Unanimous Consent Vote – all ayes – Final vote is five (5) in favor and none against.

J. Wilber elected as President, P. Thevenow as Vice President, and J. Patterson as Secretary of the Plan Commission in accordance with motion and vote.

No further business brought before the board.

K. Eaglin made the motion to adjourn – seconded by J. Ralston – Unanimous Consent Vote.

Meeting adjourned at 5:48 p.m.

BY ORDER OF THE MADISON CITY PLAN COMMISSION

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Josh Wilber, President

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Joe Patterson, Secretary/Associate Planner