

MADISON CITY PLAN COMMISSION

Minutes

May 8, 2023

The Madison City Plan Commission held a regular meeting on Monday, May 8, 2023 at 5:30 p.m. in City Hall. The meeting was called to order by Patrick Thevenow, Vice President, with the following additional board members present: Mike Armstrong, Van Crafton, Karl Eaglin, and Jerry Ralston. Also present: Devon Sharpe, Attorney; and Joe Patterson, Secretary/Associate Planner. Absent: Josh Wilber, President; Rick Farris, Board Member; Zac Laughlin, Board Member; and Nicole Schell, Director of Planning.

New Applications:

- **PCAF-23-1:** David J. Craig – Application to Amend Final Plat. Applicant desires to consolidate two parcels to make it more buildable. Applicant desires to consolidate Parcels 39-08-28 114-029.000-007 and 39-08-28-114-028.001-207 into one parcel.

Location: 904 Lanier Dr

Zoned: Medium Density Residential (R-8)

David J. Craig – 494 Brentwood Dr – Owner of the parcels to be consolidated.

No questions or comments from the Board. Floor opened for public comment.

Kevin Wehner – 1919 Wilson Ave – Neighbor to the applicant and had concerns regarding drainage in the area and discussed past events of standing water and how any projects could impact the drainage further.

Mr. Craig stated that he had no immediate plans for the property but would also look into any potential drainage issues that may exist.

Mr. Wehner inquired as to who would be responsible for any culvert that may cross State Road 7 to which P. Thevenow replied that that would fall under INDOT (Indiana Department of Transportation) jurisdiction since it is a State highway.

No additional questions or comments from the Board or from the public.

K. Eaglin made motion to approve the application as submitted – seconded by J. Ralston – Roll Call Vote – Final Vote is five (5) in favor and zero (0) against – Motion carries.

Application approved in accordance with motion and vote.

As an Order of Business, the Board proceeded to discuss the April 2023 Minutes

Minutes:

There were no corrections or additions to the April 10, 2023 meeting minutes – V. Crafton made motion to approve the April 2023 minutes as written – seconded by K. Eaglin – Unanimous Consent Vote – all ayes – Final vote is five (5) in favor and none against.

April 10, 2023 Minutes approved in accordance with motion and vote.

New Applications:

- **PCGB-23-2:** David Jackson – General Business Setback Application. Applicant is requesting approval for setbacks to build a construction company office. Setbacks requested are eighty (80) feet from the north, forty (40) feet from the east, ninety-four (94) from the south, and fifty-two (52) feet from the west lot lines.

Location: 450 Megan Ln

Zoned: General Business (GB)

David Jackson – 1166 S Riverview Dr, Hanover – Recently acquired this property and the neighboring parcel at 444 Megan Lane however only planned to build on 450 Megan Ln at this point in time. They are planning to build a construction office as they have outgrown their current facility.

No further questions or comments from the Board. No comments from the public.

J. Ralston made motion to approve the application as submitted – seconded by K. Eaglin – Roll Call Vote – Final Vote is five (5) in favor and zero (0) against – Motion carries.

Application approved in accordance with motion and vote.

- **PCAP-23-4:** David Jackson –Application for Accessible Parking Plan. Applicant is requesting approval for parking plan for a planned construction company office. A total of ten (10) parking spaces are required with one (1) ADA space. Applicant plans to provide a total of ten (10) parking spaces with two (2) ADA spaces.

Location: 450 Megan Ln

Zoned: General Business (GB)

K. Eaglin inquired if the plans met ADA requirements, to which J. Patterson replied that they did. Mr. Jackson added that there was room for van accessibility and additional room was available for more parking if needed in the future.

No further questions or comments from the Board. No comments from the public.

K. Eaglin made motion to approve the application as submitted – seconded by J. Ralston – Roll Call Vote – Final Vote is five (5) in favor and zero (0) against – Motion carries.

Application approved in accordance with motion and vote.

New Business:

- **Resolution 2023-1:** City of Madison – Resolution of the City of Madison Plan Commission approving certain amendments to a declaratory resolution approved and adopted by the City of Madison Redevelopment Commission

P. Thevenow noted that the City had requested to table this discussion.

P. Thevenow made motion to table the Resolution until the next regular scheduled meeting – seconded by K. Eaglin – Unanimous Consent Vote – Final Vote is five (5) in favor and zero (0) against – Motion carries.

Resolution tabled in accordance with motion and vote.

No further business brought before the board.

K. Eaglin made the motion to adjourn – seconded by P. Thevenow – Unanimous Consent Vote – Motion carries.

Meeting adjourned at 5:40 p.m.

BY ORDER OF THE MADISON CITY PLAN COMMISSION

P. Thevenow, Vice President

Joe Patterson, Secretary/Associate Planner