

Madison Plan Commission

From: Eric Dodge <dodge@hanover.edu>
Sent: Monday, February 12, 2024 12:15 PM
To: Melanie Fox; Michael Zink
Cc: Madison Plan Commission; Nicole Schell; Greg Stewart
Subject: RE: Conditional Use Permit Application Docket B2CU-24-4
Attachments: Dispatch log for 525 Gerry Lane and others.pdf; Arguments against 524 Conditional Use Permit.docx

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Joe,

I appreciate that you and Nicole spent a little time last week to discuss the application for 524 Jefferson. As we discussed in that meeting, I am in full agreement with the emails sent by Melanie Fox and Michael Zink.

For the official record, I am attaching two documents.

1. Our typed arguments against the application.
2. A log of 911 and police dispatch records to 4 addresses owned by the applicant, all in the Georgetown neighborhood. These addresses are: 524 Jefferson, 525 Gerry Lane (the apartment immediately behind 524 Jefferson), 705 Walnut and 921 Walnut. I requested these for years 2020-2023. Surely there are more items if we expanded the request to include more years.

While Melanie and Michael have clearly articulated many reasons, and supporting anecdotal observations, that this application should be denied, I wish to add one more.

Because of the continuous trouble we have had with 524 Jefferson and 525 Gerry Lane, I often feel unsafe working alone in my backyard or in our garden plot attached to our property 314 E. Fourth. I certainly do not go to the alley at night without a flashlight and I will not allow our youngest, age 9, to go to the alley without accompaniment. A boarding house of short-term residents will not improve this situation.

The residents of Madison's historic Georgetown neighborhood deserve better.

Sincerely,
Eric Dodge

From: Melanie Fox <melaniefox9999@gmail.com>
Sent: Friday, February 2, 2024 5:01 PM
To: Michael Zink <mvzink@gmail.com>
Cc: Madison Plan Commission <MadisonPC@madison-in.gov>; Nicole Schell <nschell@madison-in.gov>; Eric Dodge <dodge@hanover.edu>; Greg Stewart <gregorystewart1970@yahoo.com>
Subject: Re: Conditional Use Permit Application Docket B2CU-24-4

Hi Joe,

I also cannot attend this meeting in person. Eric will be representing our LLC who was notified about this proposal there. However, I wanted to add some additional information and context to what Michael has shared below. To say that I vehemently oppose this application would be an understatement.

To: City of Madison Board of Zoning Appeals
From: Eric R. Dodge and Melanie E. Fox (Econtourage Properties, LLC)
Date: February 12, 2024
Regarding: Conditional Use Permit Application Docket B2CU-24-4

Dear Board Members:

As residents of 520 Jefferson Street, we have been notified of a Conditional Use Permit submitted by Ms. Tirrie Jenkins, doing business as Madison Christian Health and Developmental Services, for 524 Jefferson Street. According to the application, the purpose of this permit is "Rooming and Boarding House to provide housing to individuals and families seeking immediate housing who are agreeable to sharing the housing space."

We oppose the approval of this application. We have lived at 520 Jefferson for 9 years, are slowly rehabilitating 518 Jefferson, and own and maintain 314 E. 4th as a rental property. The rental house is located behind our properties in Gerry Lane. We have witnessed the blatant neglect of the property at 524 Jefferson, and the semi-attached garage apartment at 525 Gerry Lane. The owner of these properties, the applicant for this Conditional Use Permit, has demonstrated zero interest in improving the property in question, and through this neglect has fostered an environment for property squatters, package theft and vandalism, substance abuse, domestic disturbances, dumping of trash, and reduced economic values in this neighborhood.

As owners of multiple properties in the historic Georgetown neighborhood, we take seriously the role of preservation. We have spent thousands of dollars to slowly improve our properties, which benefits the surrounding properties. We have much more to do. The applicant for this Conditional Use Permit has allowed 524 Jefferson to crumble to the point where it is unfit for inhabitants and has kept 525 Gerry Lane in a condition fit only for a revolving door of addicts and a platform for domestic disturbances. There is absolutely no evidence that the applicant would operate this homeless shelter or boarding house any differently. The Georgetown neighborhood would be best served if someone purchased this property from Ms. Jenkins and rehabilitated it to a state the city would be proud of. We believe that the Georgetown neighborhood deserves better.

Our general arguments against this application include:

- Applicant has a prolonged history of neglect of this and other properties, including squatters (one of whom was found murdered on another property owned/managed by the applicant). Emails sent by Melanie Fox and Michael Zink have described some of these instances of neglect.
- Applicant lacks the financial resources and experience to renovate this property and subsequently manage a homeless shelter and boarding house. While anyone can convert a building into an apartment or rent it through Air B-n-B, the potential residents of Legacy of Hope House almost certainly require more professional expertise and social services than the applicant could hope to provide. Operation of such an enterprise

would be challenging for a *committed* property owner, and impossible for an owner with a long history of property neglect and no relevant credentials.

- Public records, and articles found in the Madison Courier, indicate at least one other property owned by the applicant (705 Walnut) has been cited by the City Building Inspector as having unsafe building violations. Though this property was awarded a PACE grant, a recent article in the newspaper (July 2, 2023) indicates the neighbors are not satisfied with the progress of the rehabilitation.
- The proposed renovations in the application address the ground floor only. It is not clear how the upper floor, which is likely also need of renovation following prolonged occupation by squatters.
- The property is not adequately sized for the proposed use.
- The property does not have access to adequate street parking for the proposed use.
- Putting a homeless shelter and/or boarding house at this property would cause continued economic damage to adjacent properties.

Below we have provided counter points to the application narrative.

Description of Proposed Use

Applicant: Rooming and Boarding House, DBA The Legacy of Hope House (House) to provide housing to individuals and families seeking immediate housing who are agreeable to sharing the housing space.

Response: There is no indication in this filing of the suggested capacity of this homeless shelter or boarding house. Similar adjoining properties indicated the capacity projected for those facilities. This application keeps this open ended. Given the applicant's history of property management, this invites an unknown number of people to live there. There is also no definition of what "agreeable to sharing" a housing space means. Besides what has been provided in the "Intake Form", what are the terms of residence? For example, in adjoining properties there are defined terms of inhabitants (completion of a program).

Is this use 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?

Applicant: Yes. Sec. 7 schedule No. 121 list Rooming and Boarding Houses as "X" Conditional Use. In fact, the adjoining structures are classified as Sec. ,7 No. 121. In fact, the Legacy House will provide shared rooms to the adjoining Houses.

Response: Is this in fact an extension of Lum Legacy House? Or Jefferson County House of Hope? The name seems chosen to intentionally conflate with established, well-respected entities. The wording of this seems to imply that this project would be a shared project with the non-profit in an adjacent property. This requires clarification from both the applicant and the adjacent property owners.

Will this use not be hazardous or disturbing for existing or future neighboring uses?

Applicant: No. In fact, the use is synonymous with each adjoining house. The existing use of these properties provide housing to individuals who would otherwise experience some form of homelessness or other health and wellbeing deficits

Response: It would, in fact, be disturbing to neighboring houses, including the adjacent property at 314 E 4th street. This property, and indeed the entire board of directors of "Madison Christian Health" (whose actual legal name is Madison Christian Health and Development Services, Inc), have a long history of neglect of this property as well as other properties owned or managed by them that have caused direct harm to neighboring properties.

See email testimony citing a history of neglect.

See police call log of properties owned by the applicant.

Will this use 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?

Application: No. There will not be activities, traffic, noise and so on as listed above that will cause detriment to any person or property. In fact, the House will be under supervision and maintained to the highest possible standard for individual and community improvements.

Given the lack of information about capacity, this claim cannot be backed.

See email testimony citing a history of neglect.

See police call log of properties owned by the applicant.

Will this use have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares?

Application: Yes. The minimal vehicular traffic will be such as to not create interference with traffic on surrounding public thoroughfares. In fact, there is ample street parking available on both the front and surrounding sides of the House.

Response: There is not, in fact, adequate street parking on Jefferson or East 4th Street. There are already two halfway houses on either side of the proposed homeless shelter and boarding house, each with multiple residents. In fact, squatters in the property have caused parking issues in the past. See email testimony to a history of neglect, including squatters. Moreover, the City already has recorded complaints, noted in the Madison Courier, from this applicant regarding another property causing disruption to neighbors.



Susie Lawrence
Executive Director
Jefferson County 911 Communications
320 E. Main Street
Madison, IN 47250
Office M-F 8a-4p EST
P (812) 273-3313 ext. 2301 F (812) 273-6393
susie.lawrence@jeffersoncounty.in.gov

Before 12th or post



911 AUDIO RECORDING AND/OR CAD REPORT REQUEST

Today's Date: 2/7/24

Person Making Request: Eric Dodge

Title/Position and Agency: Madison resident

Daytime Phone: 812 599-3888

Mailing Address: 520 Jefferson St. Madison, IN 47250

Email Address: dodge@hanover.edu

Date of Recording and/or CAD Report: _____

Times or Ranges: 2020 - 2023

Specific source of audio requested: Sheriff _____ Police ☒ EMS _____

Purpose of Request: Property owner is petitioning the city to use a neighboring property as a "boarding house". I wish to present evidence.

Additional Information (names, addresses, subject matter to assist in identifying specific audio):

owner: Tirrie Jenkins, Madison Christian Health & Development Services
Addresses: 524 and 525 Jefferson (525 is in the alley), 705 Walnut, 921 Walnut

Signature of person making request: ER Dodge

Office Use Only

Date request received: 2/7/24

Date request completed: 2/12/24

Staff signature upon completion: Brandon Lee

*All audio recordings will be provided as a data file sent via email or on a CD-R.

Add
525 Gentry
LW



JEFFERSON COUNTY 911 COMMUNICATIONS
620 Green Road



Address

Printed on February 12, 2024

524 JEFFERSON ST, MADISON

History

08/03/21 16:38	MPD	Incident Report	Incident Report #MPDP21-00961
08/03/21 16:38	JC911	CFS	#CFS21-021373
Occurred At 524 JEFFERSON ST, MADISON; Incident Code B&ERES : BREAKING AND ENTERING RESIDENCE			
04/24/21 04:37	JC911	CFS	#CFS21-010559
Occurred At 524 JEFFERSON ST, MADISON; Incident Code SUICTHRT : SUICIDE THREATS /ATTEMPT			
04/24/21 02:28	JC911	CFS	#CFS21-010550
Occurred At 524 JEFFERSON ST, MADISON; Incident Code SUICTHRT : SUICIDE THREATS /ATTEMPT			

Intelligence

08/03/21 16:38	MPD	Incident Report	Incident Report #MPDP21-00961
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JEFFERSON COUNTY 911 COMMUNICATIONS
620 Green Road



Address

Printed on February 12, 2024

705 WALNUT ST, MADISON

History

10/13/23 13:41	JC911	CFS	#CFS23-031321
Occurred At 705 WALNUT ST, MADISON; Incident Code VERB : VERBAL ARGUMENT			
08/25/21 20:30	JC911	CFS	#CFS21-023771
Occurred At 705 WALNUT ST, MADISON; Incident Code ASST : ASSIST OTHER DEPT			
08/25/21 16:40	JC911	CFS	#CFS21-023743
Occurred At 705 WALNUT ST, MADISON; Incident Code UNKPR : UNKNOWN PROBLEM			
08/25/21 16:36	JC911	CFS	#CFS21-023742
Occurred At 705 WALNUT ST, MADISON; Incident Code DEATH : DECEASED SUBJECT			
08/21/21 12:05	JC911	CFS	#CFS21-023219
Occurred At 705 WALNUT ST, MADISON; Incident Code SUSP : SUSPICIOUS ACTIVITY			

Intelligence

10/13/23 13:41	JC911	CFS	#CFS23-031321
Occurred At 705 WALNUT ST, MADISON; Incident Code VERB : VERBAL ARGUMENT			
08/25/21 20:30	JC911	CFS	#CFS21-023771
Occurred At 705 WALNUT ST, MADISON; Incident Code ASST : ASSIST OTHER DEPT			



JEFFERSON COUNTY 911 COMMUNICATIONS
620 Green Road



Address

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705 WALNUT ST, MADISON, IN

History

04/04/20 19:55 JC911	CFS	#RCSO-CFS200000010718
Occurred At 705 WALNUT ST, MADISON, IN Incident Code TRESPASS TRESPASSING		
04/03/20 06:30 JC911	CFS	#RCSO-CFS200000010458
Occurred At 705 WALNUT ST, MADISON, IN Incident Code EXPAT EXTRA PATROL		



JEFFERSON COUNTY 911 COMMUNICATIONS
620 Green Road



Address

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921 WALNUT ST, MADISON

History

08/27/21 11:32 JC911 CFS #CFS21-023969
Occurred At 921 WALNUT ST, MADISON; Incident Code TRESPASS : TRESPASSING

Intelligence

08/27/21 11:32 JC911 CFS #CFS21-023969
Occurred At 921 WALNUT ST, MADISON; Incident Code TRESPASS : TRESPASSING



JEFFERSON COUNTY 911 COMMUNICATIONS
620 Green Road



Address

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921 WALNUT ST, MADISON, IN

History

05/15/20 21:37 JC911

CFS

#RCSO-CFS200000014911

Occurred At 921 WALNUT ST, MADISON, IN. Incident Code FIGHTNO - FIGHT NO WEAPONS



JEFFERSON COUNTY 911 COMMUNICATIONS
620 Green Road



Address

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525 GERRY LANE

History

10/29/20 06:55 JC911

CFS

#CFS20-034427

Occurred At 525 GERRY LANE Incident Code SUSPPER SUSPICIOUS PERSON



JEFFERSON COUNTY 911 COMMUNICATIONS
620 Green Road



Address

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525 GERRY LN, MADISON

History

07/21/23 19:28 JC911	CFS	#CFS23-021980
Occurred At 525 GERRY LN, MADISON; Incident Code CVL : CIVIL DISPUTE		
07/21/23 01:03 JC911	CFS	#CFS23-021891
Occurred At 525 GERRY LN, MADISON; Incident Code HARR : HARASSMENT		
07/20/23 21:25 JC911	CFS	#CFS23-021873
Occurred At 525 GERRY LN, MADISON; Incident Code FIRECREAT : RECREATIONAL FIRE		
07/09/23 12:42 JC911	CFS	#CFS23-020526
Occurred At 525 GERRY LN, MADISON; Incident Code ANMPR : ANIMAL PROBLEM		
07/03/23 15:42 JC911	CFS	#CFS23-019860
Occurred At 525 GERRY LN, MADISON; Incident Code TRESPASS : TRESPASSING		
06/09/23 20:51 JC911	CFS	#CFS23-017000
Occurred At 525 GERRY LN, MADISON; Incident Code DOM : DOMESTIC VIOLENCE		
05/31/23 13:18 JC911	CFS	#CFS23-015867
Occurred At 525 GERRY LN, MADISON; Incident Code CASEFU : CASE FOLLOW UP		
05/19/23 09:53 JC911	CFS	#CFS23-014265
Occurred At 525 GERRY LN, MADISON; Incident Code STOLVEH : STOLEN VEHICLE		
04/18/23 17:50 JC911	CFS	#CFS23-010602
Occurred At 525 GERRY LN, MADISON; Incident Code INTOXPER : INTOXICATED PERSON		
03/10/23 09:24 JC911	CFS	#CFS23-006585
Occurred At 525 GERRY LANE, MADISON; Incident Code DOM : DOMESTIC VIOLENCE		
11/19/22 21:54 JC911	CFS	#CFS22-034095
Occurred At 525 GERRY LN, MADISON; Incident Code B&ERES : BREAKING AND ENTERING RESIDENCE		
08/14/22 16:47 JC911	CFS	#CFS22-023952
Occurred At 525 GERRY LANE, MADISON; Incident Code SICK : SICK PERSON		
07/19/22 20:31 JC911	CFS	#CFS22-021187
Occurred At 525 GERRY LN, MADISON; Incident Code ASSTEMS : ASSIST EMS		
07/19/22 20:31 JC911	CFS	#CFS22-021186
Occurred At 525 GERRY LN, MADISON; Incident Code HEMRG : HEMORRHAGE/LACERATION		
07/15/22 10:47 JC911	CFS	#CFS22-020716
Occurred At 525 GERRY LN, MADISON; Incident Code DOMSTA : DOMESTIC STANDBY		
07/14/22 14:39 JC911	CFS	#CFS22-020628
Occurred At 525 GERRY LN, MADISON; Incident Code FIGHTNO : FIGHT NO WEAPONS		
05/20/21 15:30 JC911	CFS	#CFS21-013287
Occurred At 525 GERRY LANE, MADISON; Incident Code REPO : REPOSSESSION		
11/15/20 14:39 MPD	Incident Report	Incident Report #MPDP20-01599
11/15/20 14:39 JC911	CFS	#CFS20-036387
Occurred At 525 GERRY LN, MADISON; Incident Code FIGHTNO : FIGHT NO WEAPONS		
11/07/20 15:30 JC911	CFS	#CFS20-035472
Occurred At 525 GERRY LANE, MADISON; Incident Code CVL : CIVIL DISPUTE		
11/01/20 02:15 JC911	CFS	#CFS20-034755



JEFFERSON COUNTY 911 COMMUNICATIONS
620 Green Road



Address

Printed on February 12, 2024

525 GERRY LN, MADISON, IN 47250

History

07/06/23 10:20	JCSO	Civil Process	Civil Paper #CP23-01034 - Summons
07/06/23 10:20	JCSO	Civil Process	Civil Paper #CP23-01034 - Summons
06/28/23 12:51	JCSO	Civil Process	Civil Paper #CP23-00997 - Summons
04/18/23 17:50	MPD	Case Report	Case Report #MPDP23-00469
02/01/23 09:01	JCSO	Civil Process	Civil Paper #CP23-00180 - Summons
08/10/22 09:02	JCSO	Civil Process	Civil Paper #CP22-01121 - Summons



JEFFERSON COUNTY 911 COMMUNICATIONS
620 Green Road



Address

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525 GERRY LN, MADSION

History

11/01/20 02:08 JC911

CFS

#CFS20-034754

Occurred At 525 GERRY LN, MADSION; Incident Code ASSTLAW : ASSIST OTHER LAW AGENCY