

MADISON CITY PLAN COMMISSION

Minutes

June 10, 2024

The Madison City Plan Commission held a regular meeting on Monday, June 10, 2024, at 5:30 p.m. in City Hall. The meeting was called to order by Patrick Thevenow with the following additional board members present: Mike Armstrong, Rick Farris, Jerry Ralston, Zac Laughlin, and Joel Storm. Also present: Devon Sharpe, Attorney; Ray Dibaya, Secretary/Associate Planner, and Nicole Schell, Director of Planning. Absent: Karl Eaglin, Board Member, Van Crafton, Board Member, and Josh Wilber, President.

Minutes:

There were no corrections or additions to the May 13th, 2024, meeting minutes – J. Ralston made the motion to approve the May 13th, 2024, minutes as written – seconded by R. Farris – Unanimous Consent Vote – all ayes – Final vote is six (6) in favor and none against.

May 13th, 2024, Minutes approved in accordance with the motion and vote.

Tabled Applications:

1. **PCAF-24-4:** Billy Cline and Kathy Jo Kline – Application to amend final plat to split parcel ID 39-13-02-231-027.000-007.

Location: 121 Central Ave

Zoned: Historic District Residential (HDR)

N. Schell stated that the applicant has requested to be tabled to the next meeting.

Z. Laughlin made the motion to table the application to the next meeting (July 8th, 2024) – seconded by J. Ralston – Roll Call Vote – all ayes – Final vote is six (6) in favor and none against. Motion Carries.

PCAF-24-4 was tabled in accordance with the motion and vote.

2. **PCAF-24-7:** James Kelleher and Central Holdings LLC – Application to amend final plat to split parcel ID 39-13-02-231-027.000-007.

Location: 205 St Michaels Ave

Zoned: Historic District Residential (HDR)

Scott Lynch – Valley Vista Court – Approached the podium, stated that he was a representative of Mr. Kelleher and stated that Mr. Kelleher wants to purchase the property and divide it into two lots.

P. Thevenow asked the Board and the audience if they had any comments or questions.

P. Thevenow made the motion to approve the application as submitted – seconded by J. Storm – Roll call Vote – all ayes – Final vote is six (6) in favor and none against. Motion Carries.

PCAF-24-7 was approved in accordance with the motion and vote.

3. **PCAP-24-5:** Robert Youngblood and Joe Pettit – Application for an accessible parking plan.

Location: 490 W State St

Zoned: General Business (GB)

Joe Pettit – 3818 N Paper Mill Rd – Approached the podium. P. Thevenow asked J. Pettit if there was anything he'd like to say about the application, to which J. Pettit declined.

N. Schell noted that the Board should have received a new site plan that shows that they are going to meet the requirements of the zoning ordinance for the parking stalls.

P. Thevenow asked the Board and the audience if they had any comments or questions.

J. Ralston made the motion to approve the application – seconded by R. Farris – Roll Call Vote – all ayes – Final vote is six (6) in favor and none against. Motion Carries.

PCAP-24-5 was approved in accordance with the motion and vote.

New Applications:

1. **PCGB-24-5:** Sujit Pal – Application for General Business Setback. Applicant plans to replace the existing 16'x10' walk-in cooler with a new 20'x10' walk-in cooler.

Location: 2606 Harry Nickols Dr

Zoned: General Business (GB)

P. Thevenow noted that nobody was present to speak on behalf of the applicant and questioned if the application should be tabled or not.

N. Schell stated that Staff's recommendation is -- unless there are questions from the Board to the applicant -- to review the application with the stipulation that the approval or denial is based on our review of the state code on whether they needed to be in attendance or not.

D. Sharpe stated that if anyone had any concerns, they wouldn't be able to hear them.

P. Thevenow asked the Board and the audience if they had any comments or concerns.

P. Thevenow made the motion to approve the application as presented pending a legal review of whether the applicant must be present at the meeting – seconded by M. Armstrong – Roll Call Vote – all ayes – Final vote is six (6) in favor and none against. Motion Carries.

PCGB-24-5 was approved in accordance with the motion and vote.

No additional items of business.

Z. Laughlin made the motion to adjourn – seconded by J. Ralston– Unanimous Consent Vote – Motion carries.

Meeting adjourned at 5:38 p.m.

BY ORDER OF THE MADISON CITY PLAN COMMISSION

P. Thevenow, Board Member

Ray Dibaya, Secretary/Associate Planner