

MADISON CITY PLAN COMMISSION

Minutes

July 08, 2024

The Madison City Plan Commission held a regular meeting on Monday, July 08, 2024, at 5:30 p.m. in City Hall. The meeting was called to order by Josh Wilber, President, with the following additional Board Members present: Mike Armstrong, Karl Eaglin, Van Crafton, Patrick Thevenow, Rick Farris, and Jerry Ralston. Also present: Devon Sharpe, Attorney; Ray Dibaya, Secretary/Associate Planner, and Nicole Schell, Director of Planning. Absent: Joel Storm, Board Member, Board Member, and Zac Laughlin, Board Member.

Minutes:

There were no corrections or additions to the June 10th, 2024, meeting minutes – P. Thevenow made the motion to approve the June 10<sup>th</sup>, 2024, minutes as written – seconded by J. Ralston – Unanimous Consent Vote – all ayes – Final vote is seven (7) in favor and none against.

June 10th, 2024, Minutes approved in accordance with the motion and vote.

Tabled Applications:

1. **PCAF-24-4:** Billy Cline and Kathy Jo Cline – 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)

Billy Cline -121 Central Ave – the applicant approached the podium and stated that he is now the sole owner of the property, and that Kathy Jo is no longer involved.

K. Eaglin asked B. Cline if the neighbors had received proper notice of the amendment.

B. Cline affirmed that they had and that he's had previous conversations with them about the proposal.

P. Thevenow asked B. Cline if he had any intention of including an easement for the property fronting Central Avenue to allow for future access to the alley in the event that the parcels become separated.

B. Cline responded that he currently did not but stated that he may consider a utility easement in the future, but not an ingress or egress easement.

P. Thevenow asked B. Cline if any utilities from the property fronting Central Avenue ran through the alley located at the rear of the property.

B. Cline responded that water comes from the alley to the house from the front of Central Avenue.

P. Thevenow suggested to B. Cline that in the future he may want to consider recording an easement for utilities for the front of the parcel.

B. Cline indicated that he plans to do that at some point in the future.

J. Wilber asked the Board and the audience if they had any further questions or comments.

K. Eaglin made the motion to approve the application as submitted – seconded by J. Ralston – Roll Call Vote – all ayes – Final vote is seven (7) in favor and none against. Motion Carries.

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

New Applications:

1. **SDFP-24-1:** Alexandra Hammock – Request for Subdivision or PUD Final Plat.

Location: 3801+ W Deputy Pike Rd

Zoned: Residential Agricultural (RA)

Lisa Hammock - 6126 N 400 W – spoke on behalf of A. Hammock. L. Hammock stated they were at the meeting for final plat approval for the subdivision.

J. Wilber asked L. Hammock if there was any additional information about the application that the Board Members or audience needed to know.

L. Hammock responded that no changes had been made.

J. Wilber asked the Board and the audience if they had any questions or comments.

J. Ralston made the motion to approve the application as submitted – seconded by K. Eaglin – Roll Call Vote – all ayes – Final vote is seven (7) in favor and none against. Motion Carries.

**SDFP-24-1 was approved in accordance with the motion and vote.**

2. **PCGB-24-6:** Dustin Brinson – Application for General Business Setbacks. The applicant is requesting setbacks of 25' from the North lot line, 132' from the East lot line, 319' from the South lot line, and 6' from the West lot line to allow for the placement of signage for his business.

Location: 1445 Clifty Dr

Zoned: General Business (GB)

J. Wilber noted that nobody was present to speak on behalf of the application and stated that they'll wait to see if the applicant shows up before the end of the meeting. J. Wilber then moved onto the next application on the agenda.

3. **PCAF-24-9:** Jacob Binzer – Application to Amend Final Plat. The applicant is requesting to split parcel ID: 39-13-02-141-005.000-007.

Location: 811 E Second St

Zoned: Historic District Residential (HDR)

Jacob Binzer – 104 Sering St – the applicant approached the podium.

J. Wilber asked J. Binzer if there was any additional information about the application that the Board or audience needed to know.

J. Binzer stated that the application packets should include all relevant information.

K. Eaglin asked J. Binzer if the garage located at the rear of the property was also going to be split or if it was going to be demolished.

J. Binzer responded that the garage is split down the middle, and that they're unsure of what they're going to do with it as of right now, but that it will be demolished at some point.

K. Eaglin commented that the garage is marked on the site plan so people will know which part of the property they're on. He added that it also has access to the alley for parking on the property.

J. Wilber commented that the garage may become an issue due to it being on both sides of the property.



J. Wilber noted that the applicant had shown up and the application, which had been voted to be tabled to the next meeting, would be moved back to its original meeting date on the agenda (July 8).

2. **PCGB-24-6:** Dustin Brinson – Application for General Business Setbacks. The applicant is requesting setbacks of 25' from the North lot line, 132' from the East lot line, 319' from the South lot line, and 6' from the West lot line to allow for the placement of signage for his business.

Location: 1445 Clifty Dr

Zoned: General Business (GB)

Dustin Brinson – 2516 Oak Ridge Ln – the applicant approached the podium.

J. Wilber asked D. Brinson if the setback requests were still accurate, to which D. Brinson agreed.

J. Wilber then asked D. Brinson what kind of sign he would be placing on the property.

D. Brinson stated that it was a general sign with the business logo along with some of the products that they offer.

K. Eaglin asked D. Brinson if the sign would be electronic.

D. Brinson responded that it would be LED lit.

J. Wilber asked D. Brinson about the height of the sign to which D. Brinson responded that it'd be nineteen and a half feet high (19.5').

J. Ralston asked staff if there was any code on signage, to which N. Schell responded that the only code that is enforced outside of the Historic District pertaining to signs is for billboards.

J. Wilber asked the Board and audience if they had any questions.

K. Eaglin made the motion to approve the application as submitted – seconded by P. Thevenow – Roll Call Vote – all ayes – Final vote is seven (7) in favor and none against. Motion Carries.

**PCGB-24-6 was approved in accordance with the motion and vote.**

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

Meeting adjourned at 5:45 p.m.

BY ORDER OF THE MADISON CITY PLAN COMMISSION

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J. Wilber, Chairman

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Ray Dibaya, Secretary/Associate Planner