

MADISON CITY PLAN COMMISSION

Minutes

March 10, 2025

The Madison City Plan Commission held a regular meeting on Monday, March 10, 2025, 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, Zac Laughlin, Van Crafton, and Rick Farris. Also present: Nicole Schell, Director of Planning and Joe Jenner; Attorney. Board Members Absent: Patrick Thevenow, Jerry Ralston, and Joel Storm.

Minutes:

There were no corrections or additions to the February 10, 2025, meeting minutes. K. Eaglin made the motion to approve the February 10, 2025, minutes as written – Seconded by M. Armstrong – Unanimous Consent Vote – all ayes – Final vote is six (6) in favor and none against.

February 10, 2025, Minutes approved in accordance with the motion and vote.

New Applications:

1. **PCGB-25-1:** Vivian McIntosh-Gregory – Application for General Business Setbacks. The applicant is requesting 20-ft on the north lot line, 50-ft on the east lot line, 20-ft on the south lot line and 100-ft on the west lot line of the property with the parcel ID: 39-08-28-111-030.004-007.  
Location: 2106 Lanier Dr (2112 Lanier Dr)                      Zoned: General Business (GB)

Ron Gregory, the applicant, provided his address as 9186 West Henry Road, Lexington, Indiana. He explained that the building would measure 80 by 200 feet.

N. Schell confirmed that the application complies with the existing zoning ordinance, meaning it fits within the commercial zoning criteria. The application's discussion focused on issues like expected noise levels, estimated business hours (to be similar to the furniture store hours of 10 AM to 5:30 PM), and parking arrangements. The board members posed questions regarding the expected volume of traffic due to the new business since it will attract customers, potentially increasing local traffic volume. The existence of a plan for parking was briefly discussed, with N. Schell indicating the staff would further address this matter with owner.

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

K. Eaglin made the motion to approve the application as submitted – seconded by V. Crafton – Roll Call Vote – all ayes – Final vote is six (6) in favor and none against. Motion Carries.

PCGB-25-1 was approved in accordance with the motion and vote.

No further business brought before the Board.

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

Meeting adjourned at 5:35 p.m.

BY ORDER OF THE MADISON CITY PLAN COMMISSION

  
J. Wilber, Chairman

  
Nicole Schell, Secretary/Director of Planning