

MADISON CITY PLAN COMMISSION

Minutes

June 16, 2025

The Madison City Plan Commission held a regular meeting on Monday, June 16, 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, Joel Storm, Jerry Ralston, Patrick Thevenow, and Rick Farris.. Also present: Nicole Schell, Director of Planning, Joe Jenner; Attorney, Bob Courtney, Mayor and Tony Steinhardt, Deputy Mayor.

Minutes:

There were no corrections or additions to the May 12, 2025, meeting minutes. K. Eaglin made the motion to approve the May 12, 2025, minutes as written – Seconded by Z. Laughlin – Unanimous Consent Vote – all ayes – Final vote is nine (9) in favor and none against.

May 12, 2025 Minutes approved in accordance with the motion and vote.

Tabled Applications:

1. **PCAF-25-3:** Rakesh Patel for MADISON PROPERTY LLC– Application to Amend Final Plat. The applicant is requesting to split the property with the parcel ID: 39-08-22-223-001.000-007.

Location: 751 JEFFERSON CT  
Zoned: General Business (GB)

Rakesh Patel was present to represent the application. N. Schell confirmed that access rights to the parcel are secured via the deed. J. Wilber asked the Board and the audience if they had any further questions.

P. Thevenow made the motion to approve the application as submitted – seconded by V. Crafton – Roll Call Vote – all ayes – Final vote is nine (9) in favor and none against. Motion Carries.

PCAF-25-3 was approved in accordance with the motion and vote.

2. **PCRZ-25-3:** Pettit Properties LLC – Application to Amend the Official Zoning Map. The applicant is requesting to rezone the properties with the parcel ID: 39-08-14-000-015.000-006 and 39-08-15-000-013.000-006 from Residential Mobile Home (RMH) to Residential Low Density (R-4).

Location: 3515+ N. MICHIGAN RD  
Zoned: Residential Mobile Home (RMH)

J. Wilber noted that the application had been amended prior to the meeting to rezone the property from Residential Mobile Home (RMH) to High Density Residential (R-32) by the applicant. Joe Pettit was present to represent the application. The applicant intends to develop duplex units on approximately 8 acres. N. Schell noted this aligns with the upcoming Unified Development Ordinance (UDO) recommendation to phase out mobile home zoning in favor of high-density residential zones.

Sheila Raycher, an adjacent property owner, questioned whether the existing woods would be preserved, the number and orientation of units, and road access. The applicant clarified that the development would occur mainly in the middle portion of the land along a new road bisecting the property, connecting to Quail Road at the rear to alleviate Michigan Road traffic. The units would be similar to recently constructed duplexes nearby, possibly with brick facades. While the applicant stated they might retain some scattered trees, no formal promise could be made regarding landscaping buffers.



2. **Resolution 2025-PC1:** City of Madison – Application to Amend the Zoning Ordinance, Official Zoning Map, and Schedule of Uses. The applicant is requesting to create a Riverfront District (RF) within the zoning ordinance. This requires an amendment to the Zoning Ordinance, Official Zoning Map, and Schedule of Uses.

P. Thevenow raised a point of order citing concerns about improper legal notice, procedural irregularities, and insufficient public availability of the updated materials prior to the hearing. These issues included:

- Materials for the application were provided to the public only eight days before the meeting, short of the 10-day notice required by ordinance.
- Changes to the proposed amendment were made after the initial legal notices had been issued but before the meeting without updated public notice.
- At a prior meeting, the mayor made verbal amendments to the proposal after the legal notice window closed, compounding procedural irregularities.

Because these procedural errors could lead to litigation and possible invalidation of any decision, P. Thevenow made the motion to keep the application tabled until a special meeting could be convened in a larger venue to ensure proper notice and ample public participation. J. Jenner noted that the application was still on the table and no motion was needed to keep it on the table. P. Thevenow withdrew his motion.


The Plan Commission membership discussed the procedural nuances. J. Jenner indicated the hearing could proceed without violating statute, as amendments did not expand the application but rather reduced scope. There was a desire to allow public input, but the tension between procedural safeguards and stakeholder engagement complicated the issue. Ultimately, the commission was divided on whether to proceed or postpone. J. Wilber recommended adjournment to prevent invalid action and reschedule a special meeting.

No further business brought before the Board.

J. Ralston made the motion to adjourn – seconded by P. Thevenow – Roll Call – R. Farris – Yes, J. Ralston – Yes, P. Thevenow – Yes, J. Wilber – Yes, M. Armstrong – Yes, Z. Laughlin – No, J. Storm – No, K. Eaglin – No – Vote is six (6) in favor and three (3) against. – Motion Carries.

Meeting adjourned at 7:05 p.m.

BY ORDER OF THE MADISON CITY PLAN COMMISSION



J. Wilber, Chairman



Nicole Schell, Secretary/Director of Planning