

MADISON CITY PLAN COMMISSION

Minutes

July 14, 2025

The Madison City Plan Commission held a regular meeting on Monday, July 14, 2025, at 5:30 p.m. in City Hall. The meeting was called to order by Patrick Thevenow, Vice President, with the following additional Board Members present: Mike Armstrong, Karl Eaglin, Zac Laughlin, Van Crafton, Jerry Ralston, , and Rick Farris. Also present: Nicole Schell, Director of Planning.

Minutes:

There were no corrections or additions to the June 16, 2025, meeting minutes. K. Eaglin made the motion to approve the June 16, 2025, minutes as written – Seconded by M. Armstrong – Unanimous Consent Vote – all ayes – Final vote is seven (7) in favor and none against.

June 16, 2025 Minutes approved in accordance with the motion and vote.

New Applications:

1. **PCAF-25-6:** Ronald Knight – Application to Amend Final Plat to create a new parcel from 1860+ E Bob Olink Ct which has the parcel ID of 39-09-31-200-019.000-006 and join the existing parcels of 1860+ E Bob Olink Ct which has the parcel ID of 39-09-31-200-019.000-006 and 1884 E Telegraph Hill Rd which has the parcel ID of 39-09-31-200-008.000-006.

Location: 1860+ E Bob Olink Ct and 1884 E Telegraph Hill Rd

Zoned: Low Density Residential (R-4)

The first application listed was PCAF 25-6, submitted by Ronald Knight. However, the applicant was not present at the meeting, and there was some initial confusion regarding the correct application number (staff notes referenced 25-3, but the legal notice and agenda confirmed 25-6). The property involved included two parcels: a vacant lot at 1860+ East Baba Link Court, where a garage was proposed to be split off without an assigned 911 address, and 1884 East Telegraph Hill Road, where the garage would be attached to the existing parcel.

Due to the absence of the applicant and the lack of confirmation that required certified letters had been sent to notify neighbors or relevant parties, the commission decided to table this application. This meant that it would remain on hold and be reconsidered at a future meeting after the applicant fulfilled procedural requirements.

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

PCAF-25-6 was tabled in accordance with the motion and vote.

2. **PCGB-25-2:** Tim Breeding on behalf of BUSINESS & INDUSTRIAL FEDERAL CREDIT UNION – Application for General Business Setbacks at 2118 LANIER DR with parcel ID of 39-08-28-111-031.000-007. Setbacks are requested to be 34-ft from the North Lot Line, 162-ft from the East Lot Line, 15-ft from the South Lot Line, and 138-ft from the West Lot Line.

Location: 2118 LANIER DR

Zoned: General Business (GB)

Tim Breeding, representing Teton Corporation and Business and Industrial Federal Credit Union (BNI), presented his project proposal. Accompanied by Aaron Wil, CEO of BNI from Columbus, Tim explained that the project involved an addition to the existing BNI Credit Union building in Madison. The key request was to alter the north setback from the building to 34 feet, while the other setbacks on the property would remain unchanged.

There was a brief discussion regarding setback rules. One commissioner queried if the need for Plan Commission approval for setbacks over 15 feet was a new requirement, referencing his past experience where this was not always necessary. The staff clarified that since the 2016 zoning ordinance, general business setbacks had been required to come before the Plan Commission for approval. The proposed ordinance aimed to remove this requirement to simplify the process and set fixed setbacks rather than requiring commission approval every time.

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

V. Crafton 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.

PCGB-25-2 was approved in accordance with the motion and vote.

New/Old Business and Public Comment:

1. **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.

This proposal was left on the table and not opened for public comment.

No further business brought before the Board.

J. Ralston made the motion to adjourn – seconded by R. Farris – Unanimous Consent Vote – all ayes – Final vote is seven (7) in favor and none against.

Meeting adjourned at 5:37 p.m.

BY ORDER OF THE MADISON CITY PLAN COMMISSION


P. Thevenow, Vice Chair


Nicole Schell, Secretary/Director of Planning