



MADISON *Indiana*

Common Council Minutes

MEETING DATE: Tuesday, September 23, 2025, at 5:30 PM

MEETING PLACE: City Hall, 101 W. Main Street, Madison, IN 47250

The Common Council of the City of Madison, Indiana, met in regular session at 5:30 P.M. at City Hall, 101 W. Main Street, Madison, IN 47250.

Mayor Bob Courtney opened the meeting with the Lord's Prayer, followed by the Pledge of Allegiance to the Flag.

Present: Thevenow, Krebs, Dattilo, Schafer, Storm (via internet), Bartlett and Wilber, were present, (7-0).

Minutes: Dattilo moved to approve the September 2, 2025, regular meeting minutes, seconded by Krebs. All in favor, motion carried (7-0).

Presentation of petitions, memorials, remonstrances, introduction of motion & guests: Welcome students from Madison High School.

Resolutions or Bills:

Ordinance 2025-16: Amendment to Zoning Map and Schedule of District Regulations;

Sponsor J. Wilber and L. Dattilo:

An Ordinance of the Common Council of the City of Madison, Indiana Amending Certain Sections of the Zoning Ordinance and the Zoning Map and Schedule of District Regulations of the City of Madison.

Mayor Courtney described the history of the various programs that have been developing since 2021 regarding READI One investments and READI 2.0 in 2023, our Comprehensive Plan from our predecessors and our Destination Madison Plan enacted in 2021. We have been having the public discussion regarding Riverfront zoning since May of 2025. We are here tonight to go over the adoption of the Ordinance and the Plan Commission recommendation. Mayor Courtney expressed his willingness to answer questions of the Council and reminded everyone this is their opportunity to discuss their concerns with the council.

Attorney Joe Jenner read the opening of the Ordinance as; "This is the first reading, first of two readings of the Ordinance 2025-16, Amendment to Zoning Map and Schedule of District Regulations, sponsored by Councilman Wilber and Councilperson Dattilo".

Council member Thevenow and Council member Schafer presented amendments to the council and read over the summaries of each amendment for the public.

For further reference, a copy of the sign-in sheet and a list of speakers can be found in the Clerk-Treasurer's office as a part of the minutes.

Mayor asked Council if they have any remarks they would like to make ahead of the public discussion and asked Councilwoman Krebs to lead us into the rules for tonight's public discussion.

Councilwoman Krebs asked her fellow council members if they have any comments before they get started listening to the public comment. Councilmember Schafer said he would wait for public comment first. Councilwoman Krebs

said that two of our councilmen gave Amendments and different setbacks for the Ordinance and obviously they have not had time to digest the paperwork. Councilwoman Krebs said they are going to form a committee to digest the setback and boundary amendments. She stated that the Council has been busy responding and listening to various people in the community, so when you come up please don't accuse the council of not listening. Some of the concerns have been addressed already, including the concern the Ordinance allowed buildings to be too tall, so they took off an entire level in the Ordinance and reduced the boundaries by 2/3rds and then there were some incorrect uses and sources that needed to be adjusted. Tonight, they are looking at adjusting the setbacks. Councilwoman Krebs reminded the public that the council is happy to listen, however, tonight is not a question and answer, only public comment. She reminded the public that there are quite a few signed up to speak and that there is a 4-minute time limit, anyone that is rude will be asked to leave.

After much public comment, see below, Council members Thevenow and Schafer gave a verbal summary of their Amendments for the council's review.

Councilman Thevenow asked that a select committee be appointed this evening pursuant to our Ordinances, specifically to look at these amendments and what we are talking about tonight prior to our next meeting and report back to council on what they have discussed, those meetings would be open to the public.

Mayor Courtney remarks:

Regarding meetings that have happened every month since May, the Riverfront District proposal came out a complete review of our entire Zoning Ordinance and subdivision standards that have been going on for about 10 months with meetings of the Steering Committee that included members of the BZA, Plan Commission and members of the Mayor's Staff. You can look across the city and see the impact of good investments. I appreciate the amendments presented tonight because we want to get this right. I believe this is the 3rd or 4th amendment since the original proposal since introduced back in May, because of listening to the public input and talking with those people over the course of 5 months to try to get it right. I appreciate the amendments because it acknowledges the fact that we need a plan, we don't currently have a plan for that area of our riverfront and it is suffering like other parts of our community, it is suffering from disinvestment.

We believe that we can prudently bring investment to the riverfront, as it was stated earlier, both can coexist, enjoyment of our riverfront as well as prudent development on our riverfront. We have followed processes as defined by law, it's been an open process and I am looking forward to digging into the amendments. I agree with Councilman Thevenow, I will appoint a select committee of councilmember to review the proposed amendments, I will make the amendments available publicly tomorrow and we will continue with this process as we head into the October 7, 2025, meeting. It is about location. Downtown Madison is a very desirable location, contrary to what was said tonight, you can't do this just anywhere. Anywhere we go and any development we've done, there has always been conflict because no one wants the environment around them disturbed. I understand and we have to take those changes very seriously, but location is extremely important and downtown Madison needs a boost for its economy as well as the businesses here. We want them to thrive 365 days a year, not just when tourists are in town. Location is important and that is a location we feel is important to downtown and to the local economy. I appreciate the comments, and we will continue to have good dialogue and collaboration. I can say this with all my heart, this council and I have been listening to all remarks. We may agree and we may agree to disagree, but this council is really working hard to get it right along with myself and my staff. A good outcome is dependent upon a good plan, and I believe we are closing in on a good plan and it is a better plan because of remarks here and over the course of the last 5 months.

Councilman Schaefer stated that anyone that was a part of his poll/survey or that read his poll results needs to know that the poll was not a scientific poll and should not be portrayed in that manner, it was for informational use only.

Councilman Bartlett asked if we need a Motion to refer the amendments to a special committee, Attorney Joe Jenner said no, that what we have are 2 council members that would like to see a special committee to look at those issues on their amendments.

Public Comment Regarding Ordinance 2025-16:

A full record of the meeting including all speakers may be found on the City of Madison YouTube channel. Numerous members of the public signed the attendance sheet and spoke publicly providing the council with an overview of their positions-either in opposition to or in support of Ordinance 2025-16. In addition, one written statement from Kevin Kellems and one written statement from Amy Stuart were presented to council. Council member Thevenow and Council member Schafer presented amendments to the council and read over the summaries of each amendment for the public. For further reference, a copy of the sign-in sheet and a list of speakers can be found in the Clerk-Treasurer's office as a part of the minutes.

Resolution 2025-13C: MPD Cell Phone Stipend Fund Transfer;

Sponsor C. Krebs:

Transfers/appropriates funds for MPD cell phone stipends.

Attorney Joe Jenner read the opening of the Resolution 2025 Transfers/appropriates funds for MPD cell phone stipends.

Motion to accept made by Thevenow **Second** by: Bartlett

Roll Call Vote: Thevenow-Y, Krebs-Y, Dattilo-Y, Schafer-Y, Storm-Y, Bartlett-Y, Wilber-Y.

Public Comment regarding 2025-13C; None.

Reports, recommendations, and other business from standing/select committees of City Council: None.

Bills on second reading: None.

Public Comment regarding other topics: Warren Auxier, Hanover, Indiana, addressed council on READI grant proposal discussions and his concern over the financial feasibility on the project by the READI scoring committee.

Public comment (per sign-up sheet:

Mayor's comments:

Hope everyone has a great weekend this weekend at Chautauqua, welcome to all of our visitors. Thank you for your patience on Main Street construction, it's going to be beautiful when it is done. A lot of hard work has gone into our festivals and events and couldn't happen without our staff and volunteers, thank you.

The next regular meeting will be Tuesday, October 7, 2025, @ 5:30 pm.

Adjourn: Krebs moved to adjourn, seconded by Thevenow. All in favor (7-0).

Attested:



Mayor



President Pro Tempore



Shirley Ryneerson, Clerk-Treasurer

