

MADISON CITY PLAN COMMISSION**Minutes****April 11, 2022**

The Madison City Plan Commission held a regular meeting on Monday, April 11, 2022 at 5:30 p.m. in City Hall. Darrell Henderson, chairman, presided over the meeting with the following board members present: Mike Armstrong, Karl Eaglin, Jeff Kernen, Jerry Ralston, and Patrick Thevenow. Also present: Devon Sharpe, Attorney; Joe Patterson, Associate Planner; and Nicole Schell, Director of Planning. Absent: Van Crafton, Board Member; Josh Wilbur, Board Member.

Minutes:

No additions or corrections were noted to the March 14, 2022 meeting minutes. J. Ralston made motion to approve the minutes – Seconded by P. Thevenow– Unanimous Consent Vote.

March 14, 2022 Minutes approved as recorded.

New Applications:

1. Lori Hoffman – Application to Amend the Official Zoning Map. Applicant requests to rezone their property on parcel 39-08-27-442-024.000-007 from General Business (GB) to Medium Density Residential (R-8).

Location: **1720 Cragmont St**

Zoned: General Business (GB)

John Demaree – 1938 Michigan Rd – Representing the Wilberdines who are the new owners of the property. Hardship in this process was that FHA would not finance homes zoned in General Business. The previous owners had the home sold three times before someone was able to finance through a conventional loan. New owners have same concern that they would encounter this in the future if they were to sell the house.

D. Henderson stated that a main concern from the Board was that the home immediately to the north appeared to be in the same situation and thought that this would be the appropriate time to include them in the rezoning process as well. D. Henderson and J. Kernen inquired if the applicant would be okay with delaying the rezoning recommendation to allow for Staff to reach out and see if the neighbor to the north would be interested in including their property as well to which Mr. Demaree replied that would be acceptable.

No further comments by the Board. No comments from the public.

J. Kernen made motion to table the application to allow for Staff to contact the neighbor to the north (1728 Cragmont St) to discuss their interest in rezoning their property as well – Seconded by K. Eaglin – Roll Call – All Ayes. Final vote was seven (6) for and zero (0) against.

Application tabled in accordance with motion and vote.

2. Habitat for Humanity of Jefferson County – Advisory Hearing for proposed subdivision on parcel 39-08-28-114-045.000-007 consisting of six (6) lots within approximately 0.88 acres.
Location: **1001+ Beech Grove** Zoned: Medium Density Residential (R-8)

Adam Cooper – FPBH, 72 Henry St, North Vernon, IN.

D. Henderson stated he thought that this had been part of a previously discussed subdivision to which Mr. Cooper replied that this subdivision would add on several homes to part one of a previously approved subdivision along Green Rd.

The Board and Mr. Copper discussed requirements from regulations to which Mr. Cooper further iterated that the designs would meet all current regulations within the zoning ordinance. The only potential waiver they see at this time would be regarding the requirement to maintain a minimum 4% of the land dedicated to public use to which the Board was in agreement that on an area with only six lots that a waiver would likely be granted. The Board and Mr. Cooper also discussed drainage and public safety concerns, such as fire truck access and turn radius within the cul-de-sac.

No further comments by the Board. No comments from the public.

Old Business:

The Board briefly reviewed the March meeting's discussion with the City regarding changes to the zoning and use of land along Vaughn Drive and the riverfront area. The Board agreed that the City needed time to further develop its plans and proposal for the area.

No further comments from the Board. No comments from the public.

No further business brought before the board.

J. Kernen made the motion to adjourn – seconded by K. Eaglin – Unanimous Consent Vote.

Meeting adjourned at 5:41 p.m.

BY ORDER OF THE MADISON CITY PLAN COMMISSION

Darrell Henderson, Chairman

Joe Patterson, Secretary/Associate Planner