



MADISON *Indiana*

City Council Agenda

MEETING DATE: Tuesday, January 7, 2025, at 5:30 PM

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

- A. Lord's Prayer/Pledge of Allegiance
- B. Calling of roll & notice of absentees
- C. Reading, approving, correcting, or disposing of minutes from prior meeting.
- D. Election of President Pro Tempore
- E. Presentation of petitions, memorials, remonstrance's, introduction of motions and guests
- F. Resolution or Bills
- G. Reports, recommendations, other business from standing/select committees of the city council
- H. Reports of city officials
- I. Bills on second reading
 - Ordinance 2024-17: Zoning Amendment 2317 Lanier Dr. Sponsor-Thevenow
(Decision on unfavorable recommendation from Plan Commission)
 - Ordinance 2024-18: Amend Zoning Map, 130 Miles Ridge Rd. Sponsor- Wilber
(Decision on favorable recommendation from Plan Commission)
- J. Miscellaneous
 - Board Appointment Roster
 - 2025 Holiday Calendar
 - 2025 Meeting Calendar
- K. Public comments
- L. Mayor's comments
- M. Next Council Meeting: Tuesday January 21, 2024, at 5:30 PM @ City Hall Council Chambers
- N. Motion to adjourn.

City of Madison acknowledges its responsibility to comply with the Americans with Disabilities Act of 1990. To assist individuals with disabilities who require special services (i.e. sign interpretative services, alternative audio/visual devices, etc.) for participation in or access to County sponsored public programs, services and/or meetings, the City requests that individuals make requests for these services forty-eight (48) hours ahead of the scheduled program, service and/or meeting. To plan, contact ADA Coordinator at 812-265-8300.



MADISON *Indiana*

Common Council Minutes

MEETING DATE: Tuesday, December 17, 2024, 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, Wilber, Schafer, Krebs, Bartlett, and Dattilo were present. Storm was absent (6-1).

Minutes: Wilber moved to approve the December 3, 2024, seconded by Bartlett. All in favor, motion carried (6-0).

Presentation of petitions, memorials, remonstrances, introduction of motion & guests: Mayor Bob

Courtney: The mayor shared a proclamation delivered earlier this summer by Gov. Holcomb regarding the City of Madison's Main Street and as the 2024 Great American Main Street Award.

Resolutions or bills: Ordinance 2024-18: Amend Zoning Map, 130 Miles Ridge Rd. (Sp. Wilber): *Decision on a favorable recommendation from the Plan Commission.* This ordinance will move on to second reading.

Ordinance 2024-19: Creation of Parks Funds (Sp. Krebs): *Changing four park NRO funds from sub-funds to separate NRO funds.* **Motion:** Krebs moved to suspend the rules and move to the second reading, seconded by Bartlett. All in favor, motion carried (6-0).

Resolution 2024-13C: Transfer of Certain Funds: The resolution was postponed until the next council meeting.

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

Report of city officials: Economic Development – River Oak Chophouse Liquor License Renewal – Associate

Director of Economic Development Emily McKinney: River Oak Chophouse surpassed all of the city's requirements. The restaurant has only been open since the end of March 2024, and its financials far exceeded the city's requirements to obtain the liquor license. Emily requested a motion for the council to approve their 2024 renewal. **Motion:** Thevenow moved to approve the liquor license renewal for River Oak Chophouse, seconded by Schafer. All in favor, motion carried (6-0).

ARPA Update: Mayor Courtney provided an overview and refresher of the investments the city has made with the American Rescue plan monies. This overview can be reviewed via the City of Madison YouTube channel. ARPA is monies that were distributed to cities, towns, and counties all across the country in response to the COVID-19 public health emergency. The City of Madison received approximately \$2.7 million and 100% of the funds are obligated. The four main categories of the local plan include stormwater, public safety, tourism, and park improvements. There are \$247,000.00 remaining to be spent by December 31, 2026, and this is all spoken for through three categories: stormwater infrastructure and planning, watercraft for public safety, comfort station improvements, and the playground and engineering for Welch Park.

Recess Regular Council Meeting

Call to Order Public Hearing

Bills on second reading: Ordinance 2024-16: Additional Appropriations: *Posting of prior year reconciling items without impact on the budget.* **Roll Call Vote:** Thevenow – Y, Krebs – Y, Dattilo – Y, Schafer – Y, Bartlett – Y, and Wilber – Y. All in favor, ordinance passes (6-0).

Ordinance 2024-17: Zoning Amendment 2317 Lanier Drive (Sp. Thevenow): *Decision on unfavorable recommendation from the Plan Commission from changing the zoning of 2317 Lanier Drive from General business to Medium Density Residential R8.*

Jonathan Thompson, of 2317 Lanier Drive, addressed the council to provide background on the zoning issue affecting his property. He shared details about his situation and answered the council's questions regarding the specifics of the area where he resides.

Close public hearing regarding Ordinance 2024-16 and 2024-17

Reconvene Regular Council Meeting

Bills on second reading: Ordinance 2024-19: Creation of Parks Funds (Sp. Krebs): *Changing four park NRO funds from sub-funds to separate NRO funds.* **Roll Call Vote:** Thevenow – Y, Krebs – Y, Dattilo – Y, Schafer – Y, Bartlett – Y, and Wilber – Y. All in favor, ordinance passes (6-0).

Ordinance 2024-16: Additional Appropriations: *Posting of prior year reconciling items without impact on the budget.* **Roll Call Vote:** Thevenow – Y, Krebs – Y, Dattilo – Y, Schafer – Y, Bartlett – Y, and Wilber – Y. All in favor, ordinance passes (6-0).

Ordinance 2024-17: Zoning Amendment 2317 Lanier Drive (Sp. Thevenow): *Decision on unfavorable recommendation from the Plan Commission from changing the zoning of 2317 Lanier Drive from General business to Medium Density Residential R8.* **Motion:** Thevenow moved to table the ordinance until the next regular council meeting on January 7, 2025, seconded by Bartlett. All in favor, motion carried (6-0).

Miscellaneous: Clerk-Treasurer Shirley Rynearson gave the council a brief tutorial regarding the appropriation reports and how to read them.

Public comment: Champ Claussen of 722 West 3rd Street highlighted the achievements of Chief Scudder during his first year as Chief of Police for the Madison Police Department, reminding both the council and the public of his contributions. He also proposed designating a week during the summer for community service, encouraging citizens to assist those in need through activities such as planting gardens, sweeping sidewalks, and other helpful tasks.

Mayor's comments: The mayor is scheduled to deliver the State of the City address in February, focusing on a review of 2024 and, more importantly, looking ahead to 2025. Mayor Courtney also gave the council and the public a brief presentation highlighting key accomplishments from 2024. This presentation, which can be viewed on the City of Madison YouTube channel, showcased notable achievements, including awards and recognitions, ribbon-cuttings for new community investments, PACE projects, grant awards, policy initiatives, and the launch of the JCAP program.

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

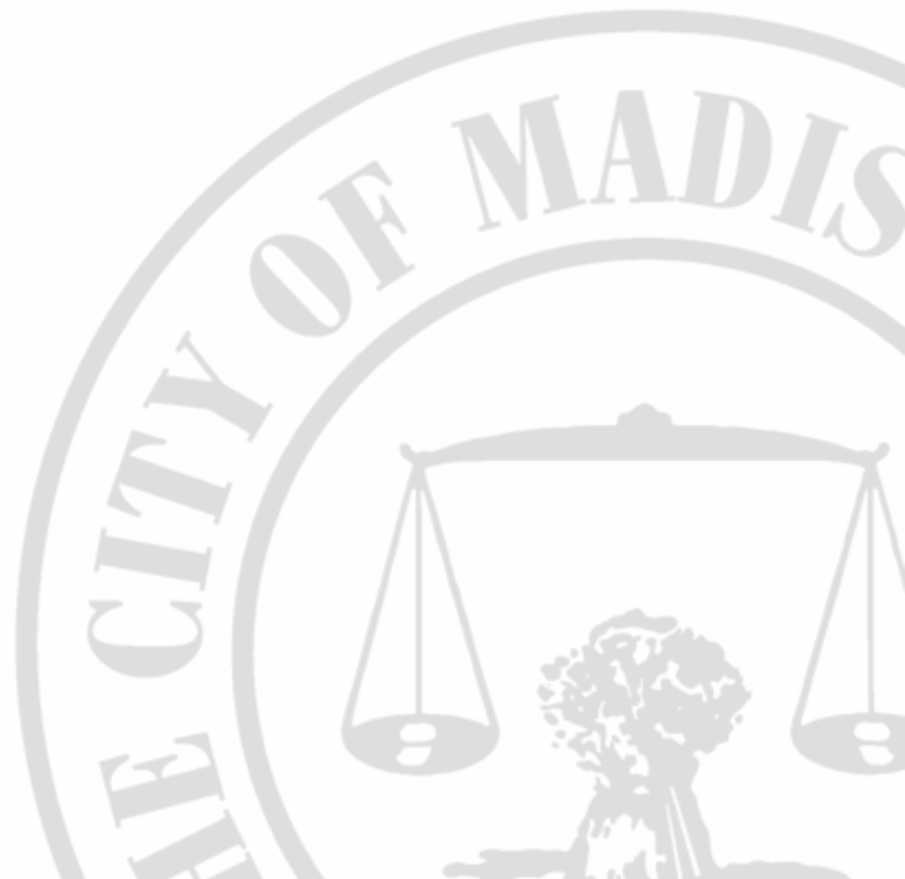
Adjourn: Thevenow moved to adjourn, seconded by Krebs. All in favor (6-0).

Attested:

Mayor

President Pro Tempore

Shirley Rynearson, Clerk-Treasurer





MADISON *Indiana*

Common Council Minutes – Special Meeting

MEETING DATE: Monday, December 30, 2024, 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 a special meeting at 5:30 P.M. at City Hall, 101 W. Main Street, Madison, IN 47250.

Present: Thevenow, Wilber, Storm, Krebs, Bartlett, and Dattilo were present. Schafer was absent (6-1). Deputy Mayor Mindy McGee was present for the meeting via Microsoft Teams.

Resolutions or bills: Resolution 2024-13C: Temporary Transfer of Funds between Utilities and Parks:

Authorizes a temporary transfer between funds for a period not to exceed six months. Mayor Courtney read the whole resolution to explain to the public and the council why this action needs to take place. **Motion:** Bartlett moved to approve Resolution 2024-13C as presented, seconded by Krebs. **Roll Call Vote:** Thevenow – N, Krebs – Y, Dattilo – Y, Storm – Y, Bartlett – Y, and Wilber – Y. Majority rules, motion carried (5-1).

Council members Thevenow, Krebs, Dattilo, and Storm shared their perspectives on the resolution.

Charlie Ferguson, of 718 East Second Street, requested clarification on the 2024 parks budget, specifically inquiring about its total amount and the extent to which it exceeded the allocated budget. He also shared suggestions and proposals for addressing the deficit.

Resolution 2024-14C: Transfer Certain Funds between Appropriation Accounts: *Details how the additional appropriations approved by the council apply to each category within the budget.* Deputy Mayor Mindy McGee and Clerk-Treasurer Shirley Rynearson both gave a walkthrough of the documents presented to the council. A full explanation of the resolution can be found on the City of Madison YouTube channel. **Motion:** Wilber moved to approve Resolution 2024-14C as presented, seconded by Bartlett. **Roll Call Vote:** Thevenow – Y, Krebs – Y, Dattilo – Y, Storm – Y, Bartlett – Y, and Wilber – Y. All in favor, motion carried (6-0).

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

Adjourn: Thevenow moved to adjourn, seconded by Krebs. All in favor (6-0).

Attested:

Mayor

President Pro Tempore

Shirley Rynearson, Clerk-Treasurer

AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF MADISON, INDIANA AMENDING THE ZONING MAP OF THE CITY OF MADISON, INDIANA

WHEREAS, a proposal has been submitted to the Common Council of the City of Madison that the zoning of the following property be changed from General Business (GB) to Medium Density Residential (R-8).

Address:
2317 LANIER DR

Parcel No.
39-08-21-443-009.000-007

WHEREAS, there has been an unfavorable recommendation made by the City of Madison Plan Commission to the Common Council of the City of Madison, Indiana to amend the zoning map of the City of Madison, Indiana;

WHEREAS, by voting against this Ordinance, the Common Council believes that it is not in the best interest of the City of Madison, Indiana and its citizens, that the zoning map be amended as requested and it therefore concurs with the unfavorable recommendation of the Plan Commission; and

WHEREAS, a positive vote herein is an affirmation that the Common Council hereby allows the zoning map to be amended as requested in the proposal.

NOW, THEREFORE, BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF MADISON, INDIANA, that:

Section 1. Upon the denial of this Ordinance, the City of Madison zoning map shall not be amended, and the Common Council concurs with the unfavorable recommendation submitted by the Plan Commission.

Section 2. Upon a vote to approve this Ordinance, the City of Madison zoning map shall be amended as requested and the Common Council adopts the proposal submitted to the Plan Commission.

Section 3. That this ordinance shall be in full force and effect from and after this date.

The foregoing Ordinance was adopted by the Common Council, City of Madison, Indiana at a regular meeting held on the 17th day of December 2024.

PRESENTED BY:

Councilman

Bob G. Courtney, Mayor

(SEAL)

ATTEST:

Shirley Rynearson, Clerk-Treasurer

MEETING NOTIFICATION
PROPOSED CHANGE OF ZONING MAP

An unfavorable recommendation by the Plan Commission of the City of Madison has been forwarded to the Common Council of the City of Madison to disapprove the request for the City of Madison Zoning Map to be modified so as to change the zoning of the following listed property from the current zoning classification of General Business (GB) to Medium Density Residential (R-8).

Address

Parcel I.D.

2317 Lanier Dr

39-08-21-443-009.000-007

The proposal is included in the agenda of the City of Madison Common Council for November 19th at 5:30 p.m. in City Hall, 101 W. Main Street, Madison, IN 47250.

You are hereby advised that a copy of said proposal is on file for examination before the hearing in the Office of Planning, Preservation & Design, 101 W. Main Street, Madison, IN 47250. Written objections to the proposal that are filed with the secretary of the commission before the hearing will be considered. Oral comments concerning the proposal will be heard at the December 3rd at 5:30 p.m. City Council meeting in City Hall, 101 W. Main Street, Madison, IN 47250. The hearing may be continued from time to time as may be found necessary.



Raymond Dibaya, Associate Planner/Secretary
Madison City Plan Commission



Plan Commission Staff Report

MEETING DATE: November 12, 2024, at 5:30 PM

Tabled Applications

- 1. PCGB-24-8:** David Hall – General Business Setback Application. The applicant is requesting setbacks of one hundred and forty-seven (147) feet from the north lot line, three hundred seventy-one (371) feet from the east lot line, two hundred fifty (250) feet from the south lot line, and three hundred thirty-two (332) feet from the west lot line.

Location: 423 E Clifty Dr
Zoned: General Business (GB)

 - *The property is in a strip mall.*
 - *Staff measured requested setbacks from the property line to the property.*
- 2. PCRZ-24-8:** Jonathan Thompson – Application to Amend the Official Zoning Map. The applicant is requesting to have parcel ID: 39-08-21-443-009.000-007 rezoned from General Business (GB) to Medium Density Residential (R-8).

Location: 2317 Lanier Dr
Zoned: General Business (GB)

 - *The applicant is requesting to have the property rezoned to R-8 so that he may reside on the property as dwelling units are not permitted in Zoning Classification GB.*
 - *Adjacent properties are a mixture of R-8 and GB zoning classifications, so rezoning of the property would not be considered spot zoning as R-8 uses are prevalent in the vicinity and consistent with the general zoning classifications in the region.*
 - *The applicant initially requested to have his property rezoned to R-4, but after speaking with staff amended his application to have the property rezoned from R-4 to R-8 for reasons stated above. He was informed of the changes he'd need to make to the notices due to the amendment.*
 - *The applicant requested that the application be tabled to the November 12, 2024, meeting date.*
 - *The applicant placed a structure on the property despite staff's instructions not to do so until the process for the rezoning was complete.*
 - *Included in the attachments are pictures of the property as of 11/7/24.*
 - *The applicant placed a shed and camper on the site, which staff believes is what he intends on residing in if given approval for the rezoning. There are no specific requirements for a dwelling unit outlined in the Zoning Ordinance, but staff believes that*



the shed would not be able to meet the min. setback requirements outlined in the Ordinance.

New Applications

1. **PCAF-24-13:** John Demaree – Application to Amend the Final Plat. The applicant is requesting to amend parcel ID: 39-08-22-223-005.000-007.
Location: 748 Clifty Dr
Zoned: General Business (GB)
 - *The split's purpose is to create an additional parcel for the development of a business.*
2. **PCAF-24-14:** Robert Wallace – Application to Amend the Final Plat. The applicant is requesting to split parcel ID: 39-08-34-443-030.000-007.
Location: 755 ½ W Third St
Zoned: Historic District Residential (HDR)
 - *The city and the parties involved in the land transaction are working together to abate and demolish the unsafe structure that is on the premises and this is one of the steps in completing that process.*
 - *The split will make the footprint of the unsafe structure larger.*
3. **PCAF-24-15:** Chris Albertson – Application to Amend the Final Plat. The applicant is requesting to split parcel ID: 39-13-01-223-032.001-007.
Location: 1018 Park Ave
Zoned: Historic District Residential (HDR)
 - *The applicant stated that they plan on building an additional residence on the property, staff spoke with the applicant to ensure that wherever the property would be split would still meet the restrictions outlined in the ordinance for HDR (setbacks, height restrictions, etc).*
4. **PCAF-24-6:** Darcy Leeseberg – Application for Accessible Parking Plan.
Location: 1200 Clifty Dr
Zoned: Heavy Manufacturing District (M-2)
 - *Min. required parking spaces for this use would be 54 spaces as the building area is 6,372 square feet, the Site Plan shows that the applicant will be providing 65 spaces as well as the required min. 3 ADA parking stalls.*
 - *The request is for the applicant's intended use of the parcel as a Convenience store containing a restaurant with a drive-thru and fuel station, which will need BZA approval.*



MADISON *Indiana*

-
- *The applicant has stated their intention to split the parcel if they receive BZA approval for the proposed use to allow the store to be its own separate parcel.*
 - *The applicant has stated that they do not intend to have the property rezoned.*

Next Meeting: Monday, December 9, 2024, at 5:30 PM

MADISON CITY PLAN COMMISSION

Minutes

November 12, 2024

The Madison City Plan Commission held a regular meeting on Tuesday, November 12, 2024, at 5:30 p.m. in City Hall. The meeting was called to order by Josh Wilbur, President, with the following additional Board Members present: Mike Armstrong, Van Crafton, Patrick Thevenow, Jerry Ralston, and Rick Farris. Also present: Devon Sharpe; Attorney, and Ray Dibaya, Secretary/Associate Planner. Absent: Zac Laughlin, Board Member, Joel Storm, Board Member, Karl Eaglin, Board Member, and Nicole Schell, Director of Planning.

Minutes:

R. Dibaya informed J. Wilbur that the October 15th, 2024, Meeting Minutes were not yet ready to be approved.

Tabled Applications:

1. **PCGB-24-8:** David Hall – General Business Setback Application. The applicant is requesting setbacks of one hundred and forty-seven (147) feet from the north lot line, three hundred seventy-one (371) feet from the east lot line, two hundred fifty (250) feet from the south lot line, and three hundred thirty-two (332) feet from the west lot line.

Location: 423 E Clifty Dr

Zoned: General Business (GB)

David Hall – 101 E Riverside Dr, Evansville, IN– the applicant approached the podium.

J. Wilbur asked D. Hall if there was any more information that he'd like to give the Commission about the request.

D. Hall explained that the request is to allow for renovations to the property.

P. Thevenow made the motion to approve the application as submitted – seconded by J. Ralston – Roll Call Vote – all eyes – Final vote is six (6) in favor and none against. Motion Carries.

PCGB-24-8 was approved in accordance with the motion and vote.

2. **PCRZ-24-8:** Jonathan Thompson – Application to Amend the Official Zoning Map. The applicant is requesting to have parcel ID: 39-08-21-443-009.000-007 rezoned from General Business (GB) to Medium Density Residential (R-8).

Location: 2317 Lanier Dr

Zoned: General Business (GB)

J. Wilbur noted that the applicant was not currently present and moved on to the next application to allow the applicant time to arrive to the meeting.

New Applications:

1. **PCAF-24-13:** John Demaree – Application to Amend the Final Plat. The applicant is requesting to amend parcel ID: 39-08-22-223-005.000-007.

Location: 748 Clifty Dr

Zoned: General Business (GB)

J. Wilbur noted that the applicant was not currently present and moved on to the next application to allow the applicant or a representative of the applicant time to arrive to the meeting.

2. **PCAF-24-15:** Chris Albertson – Application to Amend the Final Plat. The applicant is requesting to split parcel ID: 39-13-01-223-032.001-007.

Location: 1018 Park Ave

Zoned: Historic District Residential (HDR)

Chris Albertson – 10715 Elkhorn Trail, Sellersburg, IN – the applicant approached the podium and explained that they are splitting the parcel in half for future development.

Z. Laughlin made the motion to approve the application as submitted – seconded by M. Armstrong – Roll Call Vote – all ayes – Final vote is six (6) in favor and none against. Motion Carries.

PCAF-24-15 was approved in accordance with the motion and vote.

3. **PCAP-24-6:** Darcy Leeseberg – Application for Accessible Parking Plan.

Location: 1200 Clifty Dr

Zoned: Heavy Manufacturing District (M-2)

John Lapointe – 3708 W Swann Avenue, Tampa, FL – the applicant approached the podium.

R. Dibaya informed the Board that the applicant still needed approval for the Conditional Use Permit for the proposal.

P. Thevenow asked R. Dibaya if there would be any issue with the proposal being used in the current zoning classification.

R. Dibaya explained that the applicant stated they will not have the property rezoned but will eventually have the parcel split so that the proposal will be its own separate parcel.

J. Wilbur asked J. Lapointe if any construction had started to which J. Lapointe explained that the lot was still currently vacant.

P. Thevenow asked J. Lapointe if they would need to work with INDOT on the access points to which J. Lapointe stated they were still in talks and that INDOT was in agreeance and still working through that process.

R. Farris asked J. Lapointe about the parking dimensions to which J. Lapointe responded that they were twenty-two (22) feet by ten (10) feet, which is the min. requirement outlined in the Zoning Ordinance.

J. Wilbur asked J. Lapointe about the traffic they expected at the access points to which J. Lapointe responded that it'd be similar to the existing businesses in the area.

J. Wilbur noted his concern was with semis having the ability to turn into the access points to which J. Lapointe responded that they'll ensure the semis wouldn't have that issue as they were necessary for the business.

Mark Beyer - 1332 Clifty Dr – an adjacent property owner approached the podium and asked about how water runoff will be addressed.

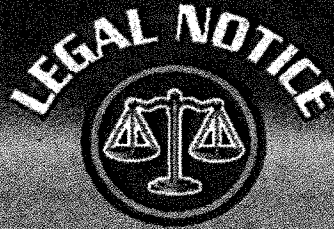
J. Wilbur stated that the intent of this meeting was just for the Accessible Parking Plan, and that the Board of Zoning Appeals meeting would be the meeting to ask that question.

J. Lapointe approached the podium and discussed the plan with M. Beyer.

P. Thevenow noted that the city was currently updating their stormwater process which will allow for additional inspections.

P. Thevenow made the motion to approve the application as submitted – seconded by Z. Laughlin – Roll Call Vote – all ayes – Final vote is six (6) in favor and none against. Motion Carries.

Ray Dibaya, Secretary/Associate Planner



MEETING NOTIFICATION
PROPOSED CHANGE OF
ZONING MAP

An unfavorable recommendation by the Plan Commission of the City of Madison has been forwarded to the Common Council of the City of Madison to disapprove the request for the City of Madison Zoning Map to be modified so as to change the zoning of the following listed property from the current zoning classification of General Business (GB) to Medium Density Residential (R-8).

Address 2317 Lanier Dr
Parcel I.D.
39-08-21-443-009.000-007

The proposal is included in the agenda of the City of Madison Common Council for December 3rd at 5:30 p.m. in City Hall, 101 W. Main Street, Madison, IN 47250.

You are hereby advised that a copy of said proposal is on file for examination before the hearing in the Office of Planning, Preservation & Design, 101 W. Main Street, Madison, IN 47250. Written objections to the proposal that are filed with the secretary of the commission before the hearing will be considered. Oral comments concerning the proposal will be heard at the December 17th at 5:30 p.m. City Council meeting in City Hall, 101 W. Main Street, Madison, IN 47250. The hearing may be continued from time to time as may be found necessary.

Raymond Dibaya, Associate
Planner/Secretary
Madison City Plan Commission

hspaxlp

**AN ORDINANCE OF THE COMMON COUNCIL OF THE
CITY OF MADISON, INDIANA AMENDING THE
ZONING MAP OF THE CITY OF MADISON, INDIANA**

WHEREAS, a proposal has been submitted to the Common Council of the City of Madison for the zoning of the following described property to be changed from Low Density Residential (R-4) to General Business (GB).

Address:

130 MILES RIDGE RD

Parcel No.

39-08-23-300-122.000-007

WHEREAS, there has been a favorable recommendation made by the City of Madison Plan Commission to the Common Council of the City of Madison, Indiana to amend the zoning map of the City of Madison, Indiana;

WHEREAS, by voting in favor of this Ordinance, the Common Council believes that it is in the best interest of the City of Madison, Indiana, and its citizens that the zoning map be amended as requested and it therefore concurs with the favorable recommendation of the Plan Commission; and

WHEREAS, a positive vote herein is an affirmation that the Common Council hereby allows the zoning map to be amended as requested in the proposal.

NOW, THEREFORE, BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF MADISON, INDIANA, that:

Section 1. Upon the denial of this Ordinance, the City of Madison zoning map shall not be amended, and the Common Council concurs with the unfavorable recommendation submitted by the Plan Commission.

Section 2. Upon a vote to approve this Ordinance, the City of Madison zoning map shall be amended as requested and the Common Council adopts the proposal submitted to the Plan Commission.

Section 3. That this ordinance shall be in full force and effect from and after this date.

The foregoing Ordinance was adopted by the Common Council, City of Madison, Indiana at a regular meeting held on the _____ day of _____, 2024.

PRESENTED BY:

Councilman

Bob G. Courtney, Mayor

(SEAL)

ATTEST:

Shirley Ryneerson, Clerk-Treasurer

MEETING NOTIFICATION
PROPOSED CHANGE OF ZONING MAP

The Plan Commission of the City of Madison has forwarded to the Common Council of the City of Madison a favorable recommendation for the request that the City of Madison Zoning Map be modified so as to change the zoning of the following listed properties from the current zoning classification of Low Density Residential (R-4) to General Business (GB).

Address

Parcel I.D.

130 Miles Ridge Rd

39-08-23-300-122.000-007

You are hereby advised that a copy of said proposal is on file for examination before the hearing in the Office of Planning, Preservation & Design, 101 W. Main Street, Madison, IN 47250. Written objections to the proposal that are filed with the secretary of the commission before the hearing will be considered. Oral comments concerning the proposal will be heard at the December 7th at 5:30 p.m. City Council meeting in City Hall, 101 W. Main Street, Madison, IN 47250. The hearing may be continued from time to time as may be found necessary.



Raymond Dibaya, Associate Planner/Secretary
Madison City Plan Commission



MADISON *Indiana*

Plan Commission Staff Report

MEETING DATE: December 9, 2024, at 5:30 PM

New Applications

1. **PCRZ-24-9:** Michael Becht – Application to Amend the Official Zoning Map. The applicant is requesting to rezone parcel ID: 39-08-23-300-122.000-007 from Low Density Residential (R-4) to General Business (GB).
Location: 130 Miles Ridge Rd
Zoned: Low Density Residential (R-4)
 - *The applicant stated that they want to have the property rezoned in order operate an Orthodontist's office on the property.*
 - *As shown in the attached GIS Map, properties to the West are also zoned GB, so a rezoning of this property would not be considered spot zoning.*
 - *Rezoning of this property would be consistent with the zoning classifications in the vicinity as R-4, GB, and R-32 are the most common classifications in the area.*
 - *The applicant's proposed use is permitted in zoning classification GB under Category 651.*

Next Meeting: Monday, January 13, 2025, at 5:30 PM

MADISON CITY PLAN COMMISSION

Minutes

December 9, 2024

The Madison City Plan Commission held a regular meeting on Monday, December 9, 2024, 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, Van Crafton, Jerry Ralston, Karl Eaglin, Zac Laughlin and Rick Farris. Also present: Ray Dibaya, Secretary/Associate Planner. Absent: Patrick Thevenow, Board Member, Joel Storm, Board Member, Devon Sharpe; Attorney, and Nicole Schell, Director of Planning.

Minutes:

J. Wilber noted that the Commission had three prior Meeting Minutes that needed to be approved.

There were no corrections or additions to the June 20th, 2024, October 15th, 2024, and November 12th, 2024, meeting minutes. J. Ralston made the motion to approve the June 20th, 2024, October 15th, 2024, and November 12th, 2024, minutes as written – seconded by Z. Laughlin – Unanimous Consent Vote – all ayes – Final vote is seven (7) in favor and none against.

June 20th, 2024, October 15th, 2024, and November 12th, 2024, Minutes approved in accordance with the motion and vote.

New Applications:

1. **PCRZ-24-9:** Michael Becht – Application to Amend the Official Zoning Map. The applicant is requesting to rezone parcel ID: 39-08-23-300-122.000-007 from Low Density Residential (R-4) to General Business (GB).
Location: 130 Miles Ridge Rd Zoned: Low Density Residential (R-4)

Michael Becht – 5825 Brittany Woods Cir, Louisville, KY – the applicant approached the podium.

J. Wilber asked M. Becht why he wanted to have the property rezoned.

M. Becht stated that he runs an orthodontic practice and in order for him to acquire the property it needs to be zoned accordingly for him to operate the business.

K. Eaglin made a comment about the property's prior use as a dental office to which M. Becht responded that the property was zoned Residential because the previous owner used the residence as a dental practice, but also resided in the home.

J. Ralston made the motion to send a favorable recommendation to the City Council – Seconded by K. Eaglin – Roll Call Vote – all ayes – Final vote is seven (7) against and none in favor. Motion Carries.

PCRZ-24-9 was sent to City Council with a favorable recommendation.

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 5:34 p.m.

BY ORDER OF THE MADISON CITY PLAN COMMISSION

J. Wilbur, Chairman

Ray Dibaya, Secretary/Associate Planner



MEETING NOTIFICATION PROPOSED CHANGE OF ZONING MAP

The Plan Commission of the City of Madison has forwarded to the Common Council of the City of Madison a favorable recommendation for the request that the City of Madison Zoning Map be modified so as to change the zoning of the following listed properties from the current zoning classification of Low Density Residential (R-4) to General Business (GB).

Address/ Parcel I.D.

130 Miles Ridge Rd

39-08-23-300-122.000-007

You are hereby advised that a copy of said proposal is on file for examination before the hearing in the Office of Planning, Preservation & Design, 101 W. Main Street, Madison, IN 47250. Written objections to the proposal that are filed with the secretary of the commission before the hearing will be considered. Oral comments concerning the proposal will be heard at the January 7th, 2025, at 5:30 p.m. City Council meeting in City Hall, 101 W. Main Street, Madison, IN 47250. The hearing may be continued from time to time as may be found necessary.

Raymond Dibaya,
Associate Planner/Secretary
Madison City Plan Commission

hspaxlp

Board Appointment Roster
1/3/2025

Group	Appointee	Authority	Appt. Date	yr	Exp. Date
Aviation	Adam Robillard	Mayor	1/13/2023	4+	12/31/2026
Aviation	Dick Goodman (D)	Mayor	12/29/1993	4+	
Aviation	Eric Obsuth	Mayor	9/15/2021	4+	12/31/2025
Aviation	Cliff Robinson(R)	Mayor	1991	4+	
Board of Public Health	Gayle Spaulding	Mayor	1/26/2024	4	12/31/2027
Board of Public Works	Bob Courtney (Mayor)	Mayor	10/15/2019	1+	
Board of Public Works	Dave Carlow	Mayor	1/4/2016	1+	
Board of Public Works	Karl Eaglin	Mayor	1/6/2020	1+	
Economic Development	Louis Gottsponer	Mayor	2/25/2022	3	2/1/2025
Economic Development	Gayle Spaulding	City Council	3/9/2022	2	2/1/2024
Economic Development	Vacant	County Council		1+	2/1/2023
Golf Board	Kenton Williams	Mayor	6/1/2021	1+	
Golf Board	Kathy Crafton	Mayor	6/1/2021	1+	
Golf Board	Karl Eaglin	Mayor	6/1/2021	1+	
Golf Board	Jake Shockley	Mayor	8/30/2022	1+	
Historic District Board	Mike Pittman	Mayor w/ Council Consent	1/23/2023	3	12/31/2025
Historic District Board	Happy Smith	Mayor w/ Council Consent	12/26/2023	3	12/31/2026
Historic District Board	Michael Zink	Mayor w/ Council Consent	4/5/2023	3	12/31/2025
Historic District Board	Jed Skillman	Mayor w/ Council Consent	1/23/2024	3	12/31/2026
Historic District Board	Ken McWilliams	Mayor w/ Council Consent	1/4/2024	3	12/31/2026
Historic District Board	Carol Ann Rogers	Mayor w/ Council Consent	1/23/2023	3	12/31/2025
Historic District Board	Sandy Palmer	Mayor w/ Council Consent	4/25/2022	3	12/31/2024
Human Relations	Katy Hadley	Mayor w/Council consent	12/27/2021	3	12/31/2024
Human Relations	Jessica McAlister	Mayor w/Council consent	1/4/2022	3	12/31/2024
Human Relations	Curt Gardner	Mayor w/Council consent	2/27/2024	3	12/31/2024
Human Relations	Chris Albers	Mayor w/Council consent	2/14/2024	3	12/31/2025
Human Relations	Shirley Kloepfer	Mayor w/Council consent	1/1/2023	3	12/31/2025

Board Appointment Roster

1/3/2025

Human Relations	Roland Newman	Mayor w/Council consent	2/14/2024	3	12/31/2026
Human Relations	Vacant	Mayor w/council consent	1/1/2022	3	12/31/2023
Human Relations	Tony Schroeder	Mayor w/council consent	12/27/2021	3	12/31/2024
Human Relations	Vacant	Mayor w/council consent		3	12/31/2022
PACE Review	Jim Bartlett	City Council	1/10/2022	3	12/31/2024
PACE Review	Laura Lawson	City Council	1/4/2024	3	12/31/2025
PACE Review	Steve O'Rear	Mayor	1/27/2022	3	12/31/2024
PACE Review	Cara Fox	Mayor	12/21/2023	3	12/31/2026
PACE Review	Champ Claussen (ff unexp.termL.F.)	Mayor	2/9/2024	3	12/31/2025
PACE Review	vacant	County Commissioners		3	
Park Comm.	Phil Kahn	Mayor	12/21/2021	4	12/31/2024
Park Comm.	Carla Krebs	Mayor	12/21/2021	4	12/31/2025
Park Comm.	David Hertz	Mayor	1/3/2024	4	12/31/2027
Park Comm.	Jake Shockley	Mayor	8/3/2022	4	12/31/2024
Plan Commission	Joel Storm	Council	1/23/2024	4	12/31/2026
Plan Commission	Jerry Ralston	Mayor	1/16/2024	4	12/31/2027
Plan Commission	Patrick Thevenow	Council	1/18/2024	4	12/31/2027
Plan Commission	Josh Wilber	Council	1/23/2024	4	12/31/2027
Plan Commission	Mike Armstrong	Mayor	*1/3/2025	4	12/31/2028
Plan Commission	Karl Eaglin	Mayor	12/19/2024	4	12/31/2028
Plan Commission	Van Crafton	Mayor	1/16/2024	4	12/31/2027
Plan Commission	Rick Farris	County	3/6/2023	4	12/31/2026
Plan Commission	Zac Laughlin	County	3/6/2023	4	12/31/2026
Police Merit Board	Paula Menke	City Council	1/29/2024	4	12/31/2027
Police Merit Board	Dave Adams	MPD ®	1/5/2022	4	12/31/2025
Police Merit Board	Kenton Williams	Mayor ®	1/23/2024	4	12/31/2027
Police Merit Board	Dr. Daniel Butler	MPD (D)	1/5/2024	4	12/31/2027
Police Merit Board	Bill Andrews	Mayor (D)	12/27/2021	4	12/31/2025
Port Authority	Anthony Brandon	Mayor w/ Council Consent	1/5/2024	4	12/31/2027

Board Appointment Roster

1/3/2025

Port Authority	Ray Wilson	Mayor w/ Council Consent	12/28/2023	4	12/31/2027
Port Authority	Mindy McGee	Mayor w/ Council Consent	*1/ /2025	4	12/31/2028
Port Authority	Mike Estes	Mayor w/ Council Consent	4/21/2023	4	12/31/2026
Port Authority	Dave Ott	Mayor w/ Council Consent	12/26/2024	4	12/31/2028
Port Authority	David R. Terrell	Mayor w/ Council Consent	1/5/2023	4	12/31/2026
Port Authority	Louis Gottspomer	Mayor w/ Council Consent	4/17/2024	4	12/31/2027
Public Arts Commission	Kim Nyberg	Mayor w/ Council consent	1/13/2022	3	12/31/2024
Public Arts Commission	Eric Phagan	Mayor w/ Council consent	1/4/2024	3	12/31/2026
Public Arts Commission	Tracy Wyne	Mayor w/Council consent	1/4/2024	3	12/31/2026
Public Arts Commission	Greg Goodknight	Mayor w/Council consent	1/6/2023	3	12/31/2025
Public Arts Commission	David Terrell	Mayor w/Council consent	1/5/2023	3	12/31/2025
Redevelopment Authority	David Ott	Mayor	9/22/2022	3	9/22/2024
Redevelopment Authority	Ashley Pennington	Mayor	9/22/2022	3	9/22/2024
Redevelopment Authority	Kevin Watkins	Mayor	9/22/2022	3	9/22/2024
Redevelopment Commiss	Joe Craig	Council	1/10/2008	1+	
Redevelopment Commiss	John Grote	Mayor	4/8/2014	1+	
Redevelopment Commiss	Dan Hughes	Mayor	3/20/2013	1+	
Redevelopment Commiss	Cary Strouse	Mayor	1/2/2018	1+	
Redevelopment Commiss	David Sutter	Council	9/8/2022	1+	
Redevelopment Commiss	Jay Roney	non voting appointment	1/23/2024	1+	
Revolving Loan	Vacant	Mayor		2	12/31/2022
Revolving Loan	Seth Pennington	Mayor	1/23/2023	2	12/31/2024
Revolving Loan	Anthony Brandon	Mayor	1/23/2023	2	12/31/2024
Revolving Loan	Bill Hensler	City Council	1/25/2024	2	12/31/2025
Revolving Loan	vacant	City Council	1/5/2022	2	12/31/2023
Riverfront Develop	Jim Pruett	Mayor			Perpetual
Riverfront Develop	John Bruns	Mayor			Perpetual
Riverfront Develop	JD Webster	Mayor			Perpetual
Riverfront Develop	Kirk Grooms	Mayor			Perpetual

Board Appointment Roster

1/3/2025

Riverfront Develop	Jeanne Stotts	Mayor			Perpetual
Riverfront Develop	Bob Wall	Mayor			Perpetual
Riverfront Develop	Louann Waller	Mayor			Perpetual
Tree Board	Tom Stark	Mayor w/ Council consent	3/1/2023	3	12/31/2025
Tree Board	Glen Schulte	Mayor w/ Council consent	1/12/2023	3	12/31/2025
Tree Board	Karen Skillman	Mayor w/ Council consent	1/23/2024	3	12/31/2026
Tree Board	Melinda Acree	Mayor w/ Council consent	1/1/2019	3	12/31/2024
Tree Board	Jeff Matheney	Mayor w/ Council consent	1/7/22	3	12/31/2024
Jeff Co Board Tourism	Jim Bartlett	City Council	1/10/2024	2	12/31/2025
Jeff Co Board Tourism	Matt Chandler	City Council	1/24/2024	2	12/31/2025
Jeff Co Board Tourism	Renie Stephens	City Council	1/5/2024	2	12/31/2025
Jeff Co Board Tourism	Wendy Lawson	County Council	1/1/2023	1	12/31/2023
Jeff Co Board Tourism	David Bramer	County Commissioners	1/1/2023	1	12/31/2023
Jeff Co Board Tourism	Victoria Perry	County Commissioners	2/1/2023	1	12/31/2023
Jeff Co Board Tourism	Trevor Crafton	Mayor	12/20/2023	2	12/31/2025
Visit Madison	Kim Kinnard	At Large	1/1/2024	2	12/31/2025
Visit Madison	Kelly Rodgers	At Large	1/1/2024	2	12/1/2025
Visit Madison	Hannah Mahoney	City-Mayor	1/10/2024	2	12/31/2025
Visit Madison	Vacant	JCBT Ex-Officio			
Visit Madison	Larry Brown	Clifty Falls Ex-Officio	1/1/2024	2	12/31/2025
Visit Madison	Gary Copeland	County Council	4/1/2021	2	12/31/2024
Visit Madison	Cari Morrison Bear/ VP	Chamber	4/18/2023	2	12/31/2025
Visit Madison	Jim Bartlett	City Council	1/10/2024	2	12/31/2025
Visit Madison	Jeff Frazier	Ribberfest Rep		2	12/31/2024
Zoning Board of Appeals	Mark Acosta	Mayor	1/14/2022	4	12/31/2025
Zoning Board of Appeals	Rick Farris	Council	1/9/2023	4	12/31/2026
Zoning Board of Appeals	Scott Baldwin	Mayor	1/6/2023	4	12/31/2026
Zoning Board of Appeals	Karl Eaglin	Plan Commission/Mayor	8/28/2023	4	12/31/2026
Zoning Board of Appeals	Nancy Burkhardt	Council	1/14/2021	4	12/31/2024



MADISON *Indiana*

City of Madison – 2025 Holiday Schedule

Holiday	Day of the Week	Dates	Trash Schedule
New Year's Day	Wednesday	January 1, 2025	Trash Delay TSO Closed
MLK Jr Day	Monday	January 20, 2025	Trash Delay TSO Closed
President's Day	Monday	February 17, 2025	Trash Delay TSO Closed
Good Friday	Friday	April 18, 2025	TSO Closed (Open Saturday)
Memorial Day	Monday	May 26, 2025	Trash Delay TSO Closed
Juneteenth	Thursday	June 19, 2025	Trash Delay-Thursday TSO Closed
Independence Day	Friday	July 4, 2025	TSO Closed
Labor Day	Monday	September 1, 2025	Trash Delay TSO Closed
Columbus Day	Monday	October 13, 2025	Trash Delay TSO Closed
Veteran's Day	Tuesday	November 11, 2025	Trash Delay Tue, Wed, Th TSO Closed
Thanksgiving	Thursday	November 27, 2025	Trash Delay - TH TSO Closed
Thanksgiving	Friday	November 28, 2025	Trash Will Run TSO Open till 11:30 F&SAT
Christmas Eve	Wednesday	December 24, 2025	Trash Will Run TSO Open till 11:30
Christmas Day	Thursday	December 25, 2025	Trash Delay TH TSO Closed



2025 City Council Meeting Schedule

Meeting dates typically take place the first and third Tuesday of each month

@ 5:30 pm in City Hall, 101 W. Main St., Madison, IN 47250

Tuesday, January 7 and 21 @ 5:30

Tuesday, February 4 and 18 @ 5:30 pm

Tuesday, March 4 and 18 @ 5:30 pm

Tuesday, April 8 and 22 @ 5:30 pm

Tuesday, May 6 and May 20 @ 5:30 pm

Tuesday, June 3 and 17 @ 5:30 pm

Tuesday, July 8 and 22 @ 5:30 pm

Tuesday, August 5 and 19 @ 5:30 pm

Tuesday, September 2 and 16 @ 5:30 pm

Tuesday, October 7 and 21 @ 5:30 pm

Tuesday, November 4 and 18 @ 5:30 pm

Tuesday, December 2 and 16 @ 5:30 pm

City Council meetings must follow the Board of Public Works meetings
which typically happen the first and third Monday of each month.