

The Madison County Plan Commission met on the above date at 9:00 A.M. with President Wes Likens, presiding.

Members Present: Wes Likens, John Simmermon, Olivia Pratt, Jerry Alexander, Tom Shepherd, Denise Spooner, Rob Steele, and Lindsay Brown,

Members Absent: Mark Gary

Also Present: Larry Strange - Director, Jeff Graham - Attorney, and Stacey Hinton - Board Secretary

Current Business

Prayer – Jerry Alexander

Pledge of Allegiance

Roll call : 8 – Present and 1 – Absent (Mark Gary)

Approval of the April 11th, and May 9th Board Minutes –

Member Shepherd made a motion to approve the April 11th minutes adding that he was in attendance. Second by Member Alexander. Voice call vote taken and was unanimous. **Motion Approved**

Member Brown made a motion to approve the May 9th minutes, seconded by Member Simmermon. Voice call vote taken and was unanimous. **Motion Approved**

Old Business

1. Petition: 2023-Z-002
Address: 0 West 700 South, Pendleton
Location: Green Township
Petitioner: Gurinder Singh
Landowners: Path to Prosperity, LLC
Zoning: GC – General Commercial
Request: A Rezone from GC to LI in the General Commercial (GC) Zone District

Director Strange indicated to board members that the Petitioner has withdrawn his petition.

2. Petition: 2022-Z-005
 Address: 705 E School Street, Anderson
 Location: Richland Township, District 3 Commissioner
 Petitioner: Kelly Drews
 Landowners: Kelly Drews
 Zoning: LI – Light Industrial
 Request: A Rezone from LI to GI to bring into compliance in the Light Industrial (LI) Zone District

Director Strange indicated that at the last meeting that this petition was continued until this month meeting.

Attorney Graham stated that it's up to the commission what they would like to do. They could reopen the record, or they could entertain a motion on record for recommendations to the Board of Commissioners. It could be favorable, unfavorable or neutral.

Member Brown made a motion for an unfavorable recommendation to the board of Commissioners. Seconded by Member Spooner. No future discussion was had. Roll Call vote taken. 3 – Yes (Denise, Olivia, Lindsay) 5 – No (Rob, Jerry, Tom, John and Wes). **Motion fails for lack of votes.**

Member Simmermon made a motion for a favorable recommendation to the commissioners with contingent of IDEM approval. Seconded by Member Alexander. Member Spooner asked if Banning Engineer or anyone signed off on this? Discussion was had regarding IDEM and documentation. Member Brown asked that the information Member Simmermon stated is based off hearsay and not actual documentation given by IDEM. Director Strange asked Attorney Graham if the motion goes to the Board of Commissioners with a favorable recommendation with the conditions, do the conditions have to be accomplished and verified before it will be heard by the Board of Commissioners. Attorney Graham said that the Commissioners could act and vote on the ordinance with the conditions which means they can vote on the recommendation without the conditions being met first. After much discussion was had, Member Simmermon made a motion to amend his motion to include what Attorney Graham had suggestion. It would be a Favorable Recommendation to the Board of Commissioner contingent upon the Madison County Drainage Board approving the storm water permit and IDEM to sign off on the Spill Kits and Tire Storage. Seconded by Member Alexander. Roll call vote taken. 5 – Yes (Rob, Jerry, Tom, John and Wes) and 3 – No (Denise, Lindsay and Olivia). **Motion Approved for a Favorable Recommendation with Conditions.**

Conditions:

1. Spill kits – Approval on the Spill Kits by the Drainage Board of Madison County
2. Tire Storage – Mosquito bait put in (according to IDEM that is what you are to do).
3. Completion of the pond. – Pond is completed and no more dirt moving, its done. It is seeded and it has grass mats around it. The grass is starting to grow and is tall in some areas and others not at all. They have been waiting on rain. Once the grass is established, then a final approval will be given on the pond.
4. Storm Water Permit approved by the Madison County Drainage Board.

Member Simmermon asked Secretary Hinton if she would put Lindsay's recommendations into the packet for the next BZA Meeting.

Miscellaneous

Solar Plan Update: Director Strange indicated that he is still working on the draft solar ordinance. He is hoping to meet with the solar committee at the BZA meeting on June 27th to present them with the draft and then hopefully bring it back to the Planning Commission at the July meeting.

Director Strange went over the proposed Complete Streets Proposal and what they are trying to do.

Member Spooner provided the board with information regarding solar farms, solar ordinances and property values and went over the latest findings.

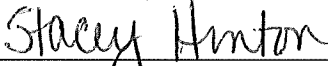
Adjournment

Member Brown made a motion to adjourn, seconded by Member Alexander. **Motion approved.**

Meeting Adjourned 09:40:51 a.m.



Wes Likens, President



Stacey Hinton, Board Secretary