

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

Members Present: Mark Gary, Olivia Pratt, Jerry Alexander, Tom Shepherd, Denise Spooner, and Lindsay Brown,

Members Absent: Wes Likens, John Simmermon and Rob Steele

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

**Current Business**

Prayer – Jerry Alexander

**Pledge of Allegiance**

Roll call : 6 – Present, 3 – Absent (Wes Likens, John Simmermon, and Rob Steele)

**Approval of the March 14, 2023, Board Minutes** – Member Alexander made a motion to approve, seconded by Member Spooner. **Motion Approved to the June 13<sup>th</sup> meeting date.**

**New 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 requested a continuance until the May meeting. Mr. Singh is not able to attend the meeting this month. Member Shepherd made a motion to continue Petition 2023-Z-002 until the June meeting. Seconded by Member Alexander. Voice Call vote taken and was unanimous. **Motion Approved**

**Old Business**

- 1. 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. There were a couple votes taken. One was a motion for a favorable recommendation to the Board of Commissioners, which failed. There were 4 - no's and 3 - yes's and did not five (5) votes to pass. Then a motion for an unfavorable recommendation to the Board of Commissioners, there were 3 – no's and 4 – yes's and it needs 5 votes to pass. The result was a motion to be tabled to May. Since that meeting, Director Strange has checked with the City of Anderson and there outstanding violation dated March 3, 2023. He also met Micha Mitchell and it resulted to the use and building storage at the Military Museum. Vice President Gary asked if there were any issues with the safety of the building. Vice President Gary asked that it be noted that Lindsay Brown just came in (9:07:20). Director Strange indicated that specific violations are operating junk and salvage yard in an R1 Zone Classification and operating a business in an unsafe building in violation of Chapter 1:61.

Attorney Graham reminded the board that commission has closed the record on this petition. Both Larry and himself, have been approached by the petition seeking to provide additional information to the board. That can be done by a majority vote of the commission, you can reopen it according to the rules, but you will have invite remonstrations evidence as well. Discussion was had and no motion was made to reopen the public record.

Attorney Graham also stated that there will be 3 possible recommendations: Favorable with conditions on that, Neutral-would get passed onto the Board of Commissioners for their final say, and a Negative recommendation. He did some research and on the negative recommendation would not have any conditions on it. The commitments that he has made would still apply. Requires five (5) votes to pass the recommendation.

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. 4 – Yes (Denise, Olivia, Lindsay and Gary) 2 – No (Jerry and Tom). **Motion fails for lack of votes.** Discussion was had among board members and Attorney Graham.

Member Spooner made a motion to table until the June 13<sup>th</sup> meeting. Seconded by Member Brown. No discussion was had. Roll call vote taken and was unanimous. **Motion Approved.**

### **Miscellaneous**

Director Strange indicated that they did have 4 open houses for the solar ordinance updated. Received about 100 responses to a public input form and that he provided that to the plan commission. His is meeting with the subcommittee after this meeting and his plan is to have a preliminary draft at the next meeting.

Member Spooner made a motion to adjourn, seconded by Member Shepherd. **Motion approved.**

**Meeting Adjourned 09:16:53 a.m.**



Mark Gary, Vice President



Stacey Hinton Board Secretary