

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

Members Present: Wes Likens, President, Cory Bohlander, Vice President, John Simmermon (Via WebEx), John Richwine, Tom Shepherd, Lindsay Brown, Jerry Alexander, Denise Spooner and Mark Gary

Members Absent:

Also Present: Rachel Christenson – Interim Planning Director, Jeff Graham - Attorney, and Stacey Hinton - Board Secretary

Current Business

Prayer – Jerry Alexander

Pledge of Allegiance -

Roll call : 8 – Present and 1 – Present via Web (John Simmermon)

President Likens indicated that 2 items had been added to the agenda and that the agenda would need be amended to accept those. Member Richwine made a motion to accept items 1 and 2 added to the agenda. Seconded by Member Gary. Voice roll call was taken and was unanimous. **Motion Approved**

Member Brown asked that is be noted that he wasn't not absent at the time of roll call rather he came in late. Secretary Hinton stated that at the time of roll call he wasn't present and that it would be noted that he arrived at 9:18.

Approval of the February 8th, 2022 board minutes. Member Brown made a motion to accept the February 8th, 2022 Board Minutes. Second by Member Alexander. **Minutes Approved.**

Appointment of a MCPC Citizen member to the BZA – President Likens opened nominations up for BZA Committee:

1. Denise Spooner nominated by Member Brown and seconded by Member Bohlander
2. John Simmermon nominated by Member Shepherd and seconded by Member Gary

Attorney Graham indicated two members have been nominated. Roll call vote for Denise Spooner. 3 – Yes and 6 – No. Motion requires 5 votes to make the nomination. Motions fails. Roll call vote for John Simmermon 6 – Yes and 3 – No. **Motion Approved – John Simmermon appointed as BZA member.**

President Likens indicated that there are 2 petitions today and that any public comment needs to be about those petitions. He also welcomed Rachel Christenson as the Interim Planning Director.

New Business

- 1. Petition: 2022-Z-001
 Address: 0 West 700 South, Pendleton
 Location: Green Township, District 2 Commissioner
 Petitioner: Path to Prosperity
 Landowners: Path to Prosperity
 Zoning: GC – General Commercial
 Request: A Rezone from GC to HC to allow the site to be used as a semi-trailer storage in the General Commercial (GC) Zone District

Interim Director Christenson indicated that the petition is for a Rezone from GC to HC to allow the side to be used as semi-trailer storage. She did indicate there was an error on the address under the property card that the Planning Department has worked on getting that corrected. Staff recommends denial of the current petition based on the fact that semi-trailer use is not a permitted use or a special use option in neither zoning district. In the Land Use Matrix, the only comparable use that we have is a boat/rv storage listed under Industrial Use and based on the current Comprehensive plan it has shown that this area is designated as Commercial. Attorney Graham gave a reminder to the board that they are making a recommendation to the board of Commissioners regarding this petition. Stephanie Truchan with Katz, Korin & Cunningham spoke. She is covering for Don Smith who is the attorney for the petitioners. They are requesting a continuance in order to meet with Rachel regarding her plans for this area. They have previously met with Brad Newman and had been given some different guidance from him. President Likens opened it up for public comment. Remonstrators were present and spoke. Member Alexander made a motion to table Petition 2022-Z-001 until the April meeting. Seconded by Member Brown. Roll Call vote taken and was unanimous. **Petition 2022-Z-001 Tabled until April.**

- 2. Petition: 2022-Z-003
 Address: 2135 N State Road 9, Anderson
 Location: Richland Township, District 3 Commissioner
 Petitioner: Allen Bittner
 Landowners: Lora Rich
 Zoning: R2 – Single-Family Residential
 Request: A Rezone from R2 to MR to remodel a single-family dwelling to a 4-unit apartment building in the Single-Family Residential (R2) Zone District

Interim Director Christenson indicated that the petition is for a Rezone from R2 to MR to remodel a single-family dwelling to a 4-unit apartment building in the Single-Family Residential zone district. Discussion was had among board members, Interim Director Christenson, Petitioner and Remonstrators were present and spoke. Current building owner since 1978, Laura Rich, spoke to the board and gave history of what it was used for in the past and the current apartment that is in use. Attorney Graham read proposed Findings of Fact to the Board and asked the board if they would like to adopt those findings. Member Brown made a motion to table petition 2022-Z-003. Seconded by Member Gary. Roll Call vote taken and was unanimous. **Petition 2022-Z-003 tabled to the April Meeting.**

Miscellaneous

1. Internal Rule change for mailings –

Attorney Graham indicated that the internal rules for the Plan Commission and the BZA require direct notice to interested parties to be sent Certified Return Receipt Mail. Current practice around the county is they are going to Proof of Mailing. Proof of Mailing is cheaper than Certified Return Receipt. In the past through practice, the Planning Director has allowed petitioners to use Proof of Mailings to be used. If we are going to do that, the rules would need to reflect that and the board would need to vote on the rule change. BZA did recommend this change and to be voted on by the Planning Commission. Member Brown made a motion to accept the Internal Rule Change. Seconded by Member Alexander. **Motion Approved**


2. Resolution Establishing Policy for Electronic Meeting Participation going before BZA Board
Attorney Graham indicated that the Resolution was not included in the packets for today's meeting and recommends that this be tabled until the April meeting so that the resolution can be added. Member Richwine made a motion to table until the April meeting. Seconded by Member Gary. **Motion to Tabled Approved.**

Member Alexander indicated that there had been conversation about maybe changing the time of the Tuesday meeting back to 8:30. He indicated this would help with his conflict with his Tuesday meeting. Discussion was had and all agreed to change it to 8:45. Member Alexander made a motion to move the Tuesday meeting time to 8:45. Seconded by Member Spooner. Voice Roll call taken and was unanimous. **Motion approved to move meeting start time to 8:45. It also will need to be advertised for the time change.**

Member Spooner indicated to Interim Director Christenson that she drove through the neighborhood by Drews Parts and said that the pipes are out there and the bladder bag that was to catch the sediment has possibly been compromised and ask that Rachel please take time to go out and check it out as well.

President Likens asked for a motion to adjourn. Member Alexander made a motion to adjourn. Seconded by Member Brown. Motion approved. Meeting adjourned

Meeting Adjourned 9:52:50 a.m.



Wes Likens, President



Stacey Hinton, Board Secretary

