

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, Jerry Alexander, Denise Spooner and Mark Gary

Members Absent: Lindsay Brown (did come in at 9:12 a.m.)

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 – Lindsay Brown

Approval of the March 8th, 2022, board minutes. Member Gary made a motion to accept the March 8th, 2022, Board Minutes. Second by Member Simmermon. **Minutes Approved.**

Resolution Establishing Policy for Electronic Meeting Participation – Member Alexander made a motion to approve Resolution 2022-PC-R-001. Seconded by Member Simmermon. **Motion Approved**

Old 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 petitioner is requesting a continuance until next months meeting. Member Alexander made a motion to accept the continuance of this petition until next month's meeting. Seconded by Member Spooner. **Petition 2022-Z-001 Tabled until May.**

- 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Interim Director Christenson indicated that the Petitioner has withdrawn this petition and should be reflected in the minutes. **Petition 2022-Z-003 Withdrawn by Petitioner.**

New Business

- 1. Petition: 2022-W-002
 Address: 7076 South 250 East, Markleville
 Location: Adams Township, District 1 Commissioner
 Petitioner: Ashton Land Surveyors
 Landowners: Keith Cook
 Zoning: AG - Agriculture
 Request: Waiver of the Width/Depth Ratio in the Conservation Residential (CR) Zone District

Interim Director Christenson indicated that the petition is for a Waiver of the width/depth ratio. Staff recommends denial of the current base on the Madison County Subdivision Control ordinance and that the Petitioner can meet the requirements in this ordinance.

President Likens indicated to Secretary Hinton that Lindsay Brown had arrived, and Secretary Hinton indicated she was noting that he arrived at 9:12 a.m. to the meeting .

Kathy Vannice with Ashton Land Surveying spoke to the board on behalf of the petitioner and explained what they were requesting and that a couple is interested in buying the property. After discussion was had among board member, Interim Director Christenson and Kathy from Ashton Land Surveying, Member Alexander made a motion to table Petition 2022-W-002 until the May meeting. Seconded by Member Spooner. Roll Call vote taken. 8-Yes and 1- No (Cory Bohlander). **Motion Passes. Petition 2022-Z-001 Tabled until May.**

Miscellaneous

Drew's Parts Update: Interim Director Christenson indicated that she will be meeting with Kelly Drews to go over the timeline from January, 2021. Member Simmermon asked if any deadlines were going to be made after her meeting. Interim Dir Christenson indicated that she would put together her findings and proposed deadlines and bring it to the board for review. Discussion was had among board members, Attorney Graham, and Interim Dir Christenson. Member Alexander made a motion to allow Interim Director Christenson to move forward with the meeting with Mr. Drews and put together a plan and timeline for the board to review at the next planning meeting. Seconded by Member Simmermon. Roll call vote taken and was unanimous. **Motion Approved**

Member Spooner inquired to Interim Director Christenson if any update would be given on the Solar Ordinance. Interim Dir Christenson recommended that a full-time director be in place before the board moves forward with the Solar Ordinance. Discussion was had among board members.

President Likens indicated Brad Newman had formally resigned as Planning Director and read his resignation letter to board members that he had received on Friday, April 8th, 2022. President Likens made a motion to accept Brad Newman's resignation. Seconded by Member Alexander. Roll call vote taken and was unanimous. **Motion Approved.**


Member Richwine made a motion to allow the Human Resource Director to review the job description, salary and to work with Rachel Christenson for this position and then provide the board with that information. Once reviewed, then the position could be posted. Seconded by Member Simmermon. Voice vote taken and was unanimous. **Motion Approved**

Member Simmermon did ask the board if there was a way to hire someone temporarily to help in the planning department. Discussion was had among board members. Member and Commissioner Richwine instructed Secretary Hinton to look at their budget and move money around to cover for at least \$3000 for temporary help and for the amount owing for repairs on the truck. The transfer could then be presented to the County Council at tonight's county council meeting (4/12/22) for approval.

Interim Dir Christenson indicated to the board that Tom Whitesell our building inspector will be going on vacation June 8 – 18th. She would like to know how the board would like to handle inspections while he is out. Discussion was had and suggested that we notify those who need notified that he will be on vacation and then those more important inspections could be subcontracted out on an as needed basis. Interim Dir Christenson indicated that she would reach out to a gentleman she worked with at Pendleton to see if he would be interested in doing it for us. Board agreed for her to reach out to him.

After discussion was had among board members, Interim Dir Christenson and Attorney Graham, President Likens asked for a motion to adjourn. Member Spooner made a motion to adjourn. Seconded by Member Richwine. **Motion approved. Meeting adjourned**

Meeting Adjourned 10:25:03 a.m.



Wes Likens, President



Stacey Hinton, Board Secretary

