

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

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

Members Absent: President - Wes Likens, John Richwine, Jerry Alexander

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

**Current Business**

**Prayer** – John Simmermon

**Pledge of Allegiance**

**Roll call** : 6 – Present, 3 – Absent (President Wes Likens, John Richwine and Jerry Alexander)

**Approval of the April 12<sup>th</sup>, 2022, board minutes.** Member Brown made a motion to accept the April 12<sup>th</sup>, 2022, Board Minutes. Second by Member Simmermon. **Minutes Approved.**

**Old Business**

1. Petition: 2022-Z-001 – Petitioner Withdrew  
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
  
2. Petition: 2022-Z-003 – Petitioner Withdrew  
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

**New Business**

- 1. Petition: 2022-Z-004  
 Address: 2901 North Madison Avenue, Anderson  
 Location: Lafayette Township, District 3 Commissioner  
 Petitioner: Cathlen Gray  
 Landowners: Cathlen Gray  
 Zoning: CR – Conservation Residential  
 Request: A Rezone from CR to GC to allow for a Banquet Hall in the Conservation Residential (CR) Zone District

Interim Director Christenson indicated that the petition is a Rezone from CR to GC to allow for a Banquet Hall in the Conservation Residential Zone District. Staff recommends the front two parcels to be rezoned to GC and the back parcel shall remain the same.

Discussion was had among board members, Interim Director Christenson and Petitioner. West property line to be moved 25 feet to the west and a buffer yard to be put in as well. After much discussion was had, Member Brown made a motion to table Petition 2022-Z-004 until the June meeting. Seconded by Member Spooner. Roll Call vote taken and was unanimous. **Motion Passes. Petition 2022-Z-004 Tabled until June.**

**Miscellaneous**

Drew’s Parts Update: Interim Director Christenson indicated that she met with Kelly Drews to go over the timeline from January 2021. Mr. Drews had some concerns regarding some of the deadlines. Discussion was had among board members, Attorney Graham, Interim Dir Christenson and Mr. Drews. After discussion was had, Member Brown made a motion to accept the plans as stated with the change to the working hours to be 7 a.m. to 7 p.m. Monday thru Saturday. Seconded by Member Gary. Roll call vote taken and was unanimous. **Motion Approved**

Interim Dir Christenson indicated to the board that the Planning Department has some issues at hand with the permit and receipt program they currently use. The current program is set to be out of commission as of June 1<sup>st</sup>. The Planning Department has worked to get some quotes for a new program. IWorQ program is a one stop shop for our department and is the most affordable. One of the ways that the department could help to pay for this program would be to update our current fee schedule. After discussion was had among board members, Interim Dir Christenson and Attorney Graham, Member Brown made a motion to give permission to the Planning Department staff and Interim Dir Christenson to take the plan to the Commissioners for Approval, Seconded by Member Simmermon. Roll Call vote taken and was unanimous. **Motion Approved**

Interim Dir Christenson indicated to the board that she provided the board with a job description for the Planning Directors position for their review. She will send the job description over to HR to review and post. Interim Dir Christenson also gave an update on the part time position as well.

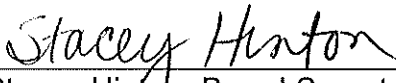
Interim Dir Christenson indicated to the board that the On-Call building inspector services that she spoke about at the last meeting, she did receive a quote from Banning Engineering for their building inspection and their fee is \$125.00 an hour and wanted to get the boards blessing to hiring them for inspections while Tom our building inspector is on vacation. The board approved.

Vice President Bohlander asked for a motion to adjourn. Member Spooner made a motion to adjourn, seconded by Member Brown. **Motion approved.**

**Meeting Adjourned 11:12:30 a.m.**



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Cory Bohlander, Vice President



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Stacey Hinton, Board Secretary

