

The Madison County Plan Commission met on the above date at 8:45 A.M. with President Wes Likens, presiding.

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

Members Absent: Mark Gary

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 : 8 – Present, 1 – Absent (Mark Gary)

Approval of the May 10th, 2022, board minutes. Member Simmermon made a motion to accept the May 10th, 2022, Board Minutes. Second by Member Shepherd. **Minutes Approved.**

Old Business

1. Petition: 2022-Z-004 – *was tabled from May*
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 this petition was tabled from the May meeting. It is a Rezone from CR to GC. No Remonstrators were present. Member Richwine asked what the concerns at the last meeting that the board was waiting on Mrs. Gray to come to the board with. Interim Director Christenson indicated that the board asked her to move the rear property line, western most property line, more to the west so that the structures could be in compliance with the General Zoning District. The board also asked her talk to the neighbors and come up with a game plan for the buffer yard and that the commission didn't think it was necessary to have a full buffer yard as required by the ordinance. This allowed the petitioner and the board to think about what they wanted the petitioner to do. Petitioner was present and spoke to board members. She has talked to the neighbors, and they all have agreed to not have the buffer yard. She also talked to Steve Servies and he is working on the survey for the property lines. Tom Beeman is working on her deed, and she also spoke with Homeland Security with the deck and getting inspections done and said they were sending her a link to apply for an entertainment permit. Petitioners asked what the next step would be to get the permit to build the bride and grooms house. Would

after getting the survey and the deed done, would she be able to get her permit. Interim Director Christenson indicated that once the rezone is approved by the Commissioner's and the survey is completed and recorded, then the building permit can be issued. Interim Director Christenson asked for clarification on the buffer yard. On the north side of the property, the neighbors have agreed to not have a buffer yard. She indicated that board need to look at the feature of this property too. Petitioner indicated that there is already a buffer yard on the southside and that they own the back property which is on the west side. It would be up to board members to decide what to require. Discussion was had between board members, petitioner, attorney Graham and Interim Director Christenson regarding the buffer yard and it was indicated that the Petitioner would have an option to file a waiver at a later date to reduce the buffer yard requirements. If no action is taken beyond the rezone, then the Type III Buffer yard is required by this rezone. Staff recommendation for conditions were also read to board members and was stated that on condition number 4, it would stay the same but, the petitioner may refile so the requirements could be reduced.

After much discussion was had, Member Alexander made a motion for a Favorable Recommendation to the Board of Commissioners as stipulated in the Staff recommendations for conditions. Seconded by Member Shepherd. Roll Call vote taken and was unanimous. **Motion Approved for a Favorable Recommendation to the Board of Commissioners.**

CONDITIONS:

If the Commission would like to approve this rezone, the Planning Director's recommendation is to only approve the rezone of the two parcels abutting CR 100/Madison Ave to General Commercial. The rear parcel to the west shall remain Conservation Residential. Petitioner must agree to the following conditions as part of this approval:

1. The two parcels adjacent to CR 100 must be combined into one parcel with the appropriate right-of-way dedicated to Madison County within one year of an approved rezone. The replat shall ensure all structures meet the proper setbacks for the General Commercial Zoning District.
2. Petitioner shall obtain proper permits for any existing unpermitted structures within one year of an approved rezone.
3. Petitioner shall show proof of any requirements the Department of Homeland Security may impose on outdoor staging/decking, banquet hall facilities, and outdoor tents prior to the site being used by the general public.
4. A Type III Buffer Yard as defined by the Madison County Land Use and Development Code shall be installed on the north, west, and south sides of the property within one year of rezone approval.
5. Future improvements to the site shall follow the Madison County Land Use and Development Code.
6. Sunday through Thursday, music and shall be limited to the hours between 8 am and 8 pm. On Friday and Saturday, music shall be limited to the hours between 8 am and 11 pm.
7. All conditions imposed by the rezone of this property shall be recorded with the Property Deed.

Miscellaneous

Drew's Parts Update: Interim Director Christenson indicated that she and Jessica Bastin had gone out to the property on June 1st to look at what has been finished and if Mr. Drews had met his May 31st deadline. He had made substantial progress but did not have a few things he did not meet the deadline on. They want Banning Engineering to come out and look at the pond to have them check that it meets all requirements. She indicated that a letter was given to Mr. Drews and that the letter stated that a fine of \$1000.00 per day and that if he did not meet the June 30th deadline, he would be charged the full amount up to that day. Discussion was had among board members, Interim Director Christenson, Jessica Bastin and Attorney Graham.

IWorQ Software Update: Interim Dir Christenson indicated that the funds were approved by the Commissioners and will keep the board updated on the progress.

Fee Schedule Update: Interim Dir Christenson indicated that we have had vacations in the Planning office and that she plans to get with Tom our building inspector and she will provide an update once she works on a draft.

Website Update: Interim Dir Christenson indicated she is working on updating our website page so that it's easier for the community to use.

Staff Recognition: Interim Dir Christenson wanted to give Liz recognition and that she is now doing the plat reviews and she is an amazing job.

President Likens asked for a motion to adjourn. Member Simmermon made a motion to adjourn, seconded by Member Spooner. **Motion approved.**

Meeting Adjourned 10:11:40 a.m.



Wes Likens, President



Stacey Hinton, Board Secretary

