

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 Richwine, Tom Shepherd, Lindsay Brown, Denise Spooner and Mark Gary

Members Absent: John Simmermon and Jerry Alexander

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

Current Business

Prayer – Cory Bohlander

Pledge of Allegiance

Roll call : 7- Present and 2 – Absent (John Simmermon and Jerry Alexander)

Approval of the June 14th, 2022, board minutes. Secretary, Stacey Hinton indicated that she needed to meet with Rachel to receive some clarification on the minutes. Minutes would need to be moved to August.

New Business

1. Petition: 2022-Z-005
 Address: 4719 West 900 South, Pendleton
 Location: Fall Creek Township, District 1 Commissioner
 Petitioner: Nutrition 101 Inc. & JCP Farms LLC
 Landowners: Nutrition 101 Inc. & JCP Farms LLC
 Zoning: AG-Agriculture / R2 – Single-Family Residential
 Request: A Rezone from AG / R2 to LI for future development in the (AG) Agricultural and (R2) Single-Family Residential Zone Districts

Interim Director Christenson indicated that the petition is a Rezone from AG and R2 to LI (Light Industrial) Subject property contains 6 parcels, totaling approximately 261.5 acres. One of the parcels is an existing industrial facility the converts dairy and food by-products into livestock feed, biofuels, and recyclable commodities. Petitioner is seeking to rezone the subject parcels to allow for potential expansion of the light industrial site in the future. Staff does recommend approval of the Rezone. Staff has received a few remonstrations letters and those were included in their packets. Petitioners Attorney, Kyle Resetarits spoke to the board along with Cory Peters, owner of Nutrition 101. Remonstrators were present and spoke to board members.

After much discussion was had, Member Gary made a motion on Petition 2022-Z-005 for a Favorable Recommendation to the Board of Commissioners. Seconded by Member Brown. Roll Call vote taken and was unanimous. **Motion approved for a Favorable Recommendation to the Board of Commissioners.**

2. Petition: 2022-Z-006
 Address: Multiple Addresses
 Location: Green Township, District 2 Commissioner
 Petitioner: Gardison Land Development, Inc
 Landowners: Multiple Landowners
 Zoning: AG – Agriculture
 Request: A Rezone from AG to R3 and MR for proposed residential development in the (AG) Agricultural Zone District

Interim Director Christenson indicated that she has a conflict of interest on the current petition as HWC Engineering is the engineering company who is working with Gradison. Elizabeth Bruns, from the planning office will be handling it from here. Ms. Bruns indicated that the petition 2022-Z-006 is a Rezone from AG to R3 Single and two-family residential and MR, Multi-Family residential. The land is on the southside of 800 South and on the East and West side of 800 West. The proposed area is approx. 142 acres which contains 5 parcels. They are proposing to build 320 homes and 151 leased units built by Redwood USA. Staff has reached out to the South Madison County School District and are waiting a call back from them. The current area is being served by the Pendleton Fire Department. Staff recommends a Favorable Recommendation to the Board of Commissioners along with Staff Recommendation. Remonstrators were present and spoke to board members. Discussion was had among board members, Petitioner – Mark Gradison and Adam Mears, as well.

After much discussion was had, Member Richwine made a motion to table Petition 2022-Z-006 until the August meeting to adequately determine if our county is ready for another subdivision. Seconded by Member Gary. Roll Call vote taken and was unanimous. **Motion Passes. Petition 2022-Z-006 Tabled until August 9th.**

FINDINGS OF FACT

1. *Does the proposal comply with the Comprehensive Plan?*

Yes. The Comprehensive Plan encourages development in targeted areas, and this area has been designated as a high growth area. CR 800 South is designated as an arterial road while 800 West is designated as a collector road. There are several other subdivisions in the area including: Springbrook, Maple Ridge, Estes Park, and Maple Trails.

2. *Would the proposed classification be consistent with current conditions, the character of current structures and uses in the immediate districts?*

Yes. While the contiguous properties are used for agriculture purposes, the Comprehensive Plan states that this is a high growth area. There has been an uptick in commercial growth in this area of the County and Ingalls as well. Several subdivisions have been developed within a 1–2-mile range in the last couple of years. With Springbrook being our most recent project, we've been told that they can't build them fast enough, Section 6 was almost sold out before the final plat was even recorded.

3. *Would the proposed classification be consistent with the most desirable use for which the land is adapted?*

Yes, the land is a targeted growth area in the Comprehensive Plan and is well suited for residential development.

4. *Does the proposal substantially conserve property values throughout the jurisdiction?*

Yes. The proposed development is anticipated to increase property values in the area.

5. *The proposal is reasonable regarding responsible development and growth?*

Yes. The development is in a projected growth area and efforts are underway to do so. There is known need to improve infrastructure to accommodate long term growth potential.

Staff Recommendations

1. Increase all road widths throughout the development to a minimum of 30 feet, measured from the back-to-back of curb. This applies to public and private streets to ensure sufficient access for emergency vehicles.
2. Paved walking trails on both the east and west sides of 800 West outside of the right-of-way to be owned and maintained by the Homeowners Association.
3. The proposed entrance to the Redwood Multifamily Zoning District appears to be too close to CR 800 S. Our preference is to have this entrance eliminated and have no more than two (2) road cuts on CR 800 W for each direction, however, a third entrance on CR 800 W to the west could be approved pending the traffic impact study and compliance with the appropriate design standards.
4. All amenities (i.e., pool areas and dog parks) need to be on both the east and west sides of 800 West to limit pedestrian traffic crossing 800 West, and for standardization of the neighborhood.
5. Create stub roads for future connectivity to the east and to the west.

Provide a traffic impact study to determine the impacts of the proposed development on CR 800 South and CR 800 West. Coordinate with the County Engineer on needed improvements, as indicated by the study.

Miscellaneous

Drew's Parts Update: Interim Director Christenson indicated that Jessica Bastin and Mr. Heeley from Banning Engineering were on site on June 29th. Mr. Drews still had the overfill pipe and seeding to be completed. On June 30th, Interim Dir Christenson did speak with Mr. Drews and told him that from the County's perspective everything was completed. She was able to do a site inspection with Mr. Richwine and Jessica Bastin on July 7th and everything seemed to be complete and finished. Mr. Drews still has the September 1st deadline to meet to have everything under roof. Mr. Drews did speak to board members and indicated that he feels that he will not be able to meet the September 1st deadline but could meet the December 31st deadline. Remonstrators were present and spoke.

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

Meeting Adjourned 12:17:22 p.m.



Wes Likens, President



Stacey Hinton, Board Secretary