

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 Tom Shepherd, Denise Spooner and Mark Gary

Members Absent: John Richwine, Lindsay Brown and 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 (Jerry Alexander, Lindsay Brown, John Richwine)

President Likens make a motion to amend the agenda to add the June Minutes. Seconded by Member Gary. **Motion approved.**

Approval of the June 14th, 2022, board minutes. Member Simmermon made a motion to accept the June 14th, 2022 Board Minutes. Second by Member Bohlander. 5 – Yes, 1 – Abstained (Mark Gary) **Minutes Approved.**

Approval of the July 12th, 2022, board minutes. Member Bohlander indicated that on the July 12th board minutes, President Likens was present and presided over the meeting not himself. Member Gary made a motion to accept the July 12th, 2022, Board Minutes per the changes. Second by Member Shepherd. **Minutes Approved with changes.**

Interim Director Rachel Christenson contract extension. President Likens indicated that the board needs to extend her contract. It was up as of las week. Interim Dir Christenson indicated that she spoke with John Richwine, and he told her continue to work as she had been. The contract would be for approximately 3 months, and it would be on call. If we don't need her for that long, then we could scale it back. President Likens made a motion to extend Rachel's contract. Seconded by Member Simmermon. Roll Call vote was taken and was unanimous. **Motion Approved.**

Old Business

- 2. Petition: 2022-Z-006 – *Tabled from July*
- Address: Multiple Addresses
- Location: Green Township, District 2 Commissioner
- Petitioner: Gradison 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 the current petition is a petition that is continued from last month and that as she stated last month, she does have a conflict of interest with this petition. She works for HWC Engineering and is working on contract at the county and that the petitioners engineer is HWC Engineering on this project. She has not been involved in any meetings for this project. Liz is the Staff member from the Planning Department along with Jessica Bastin, County Engineer who have been working on this project.

Liz Bruns from the Planning Department indicated that this is a continuation of the Rezone for Mark Gradison for the new subdivision on 800 S and 800 W. The petitioner is asking for a continuance until he can complete his traffic study and other information for requested by remonstrators. Ms. Bruns also indicated that the petitioner is present and would like to speak briefly if he could. Petitioner Mark Gradison spoke to board members and did indicate they are working on the traffic study and that school was starting back up and they were including that data as well. They have listened to the crowd and decided to go a different route other than a rental product and going to an attached, single-family product that would be for sale instead of for rent. They hope to have more details for them at next month's meeting.

Discussion was had among board members, Interim Director Christenson, Attorney Graham and Petitioner. After discussion was had, Member Spooner made a motion to continue 2022-Z-006 until the October 11th, 9am meeting. Seconded by Member Gary. Roll Call vote taken and was unanimous. **Motion Approved. Petition 2022-Z-006 Tabled until October.**

New Business

None

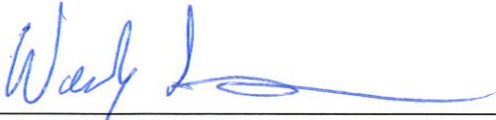
Miscellaneous

Drew's Parts Update: Interim Director Christenson indicated that Mr. Drews has requested for an extension of time and does not think he can meet that September 1st deadline. He requested a special meeting, but the board did not appear they wanted to do that. Interim Director Christenson wanted to know what the board's feelings were on that. And she wanted to clarify that if he doesn't meet that September 1st deadline, then she would have the opportunity to impose a daily fine if it is not completed. Discuss was had among board members and Interim Director Christenson regarding timelines and getting materials under roof.

President Likens spoke to board members and indicated he would like to change the meeting time back to 9 am. All agreed. President Likens made a motion to move the meeting time back to 9 am and Seconded by Member Spooner. Voice Call taken and unanimous. **Motion Approved. Meeting time is 9 am.**

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

Meeting Adjourned 09:202:19 a.m.



Wesley Likens, President



Stacey Hinton, Board Secretary