

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

Members Present: Wes Likens, Cory Bohlander, John Simmermon, John Richwine, Tom Shepherd, Lindsay Brown, and Denise Spooner

Members Absent: Jerry Alexander and 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 : 7 - Present and 2 – Absent (Jerry Alexander and Mark Gary)

Approval of the August 9th, 2022, board minutes. Member Brown stated that at the August meeting he was present and would like the record to state that. Member Simmermon made a motion to accept the April 9th, 2022, Board Minutes with the correction. Second by Member Brown. Voice call taken and was unanimous. **Minutes Approved.**

President Likens introduced the new planning director Larry Strange to the board and welcomed him.

New Business

1. Petition: 2022-W-004
Address: 5715 West 200 North, Anderson
Location: Jackson Township, District 2 Commissioner
Petitioner: David H & Elizabeth S Tharp
Landowners: David H & Elizabeth S Tharp
Zoning: CR – Conservation Residential
Request: A Wavier to split land less than 6 acres in the Conservation Residential (CR) Zone District

Interim Director Christenson indicated that the petition is a waiver to subdivide a parcel under 6 acres in the Conservation Residential Zone District. Staff recommends approval of the subdivide of the property into (2) lots. Staff recommends all future improvements to the site comply with the standards of the Madison County Land Use & Development code (LUDC). No remonstrators were present.

Discussion was had among board members, Interim Director Christenson and Petitioner. After discussion was had, Member Brown made a motion to approve Petition 2022-W-004 with staff recommendation and findings. Seconded by Member Simmermon. Roll Call vote taken and was unanimous. **Motion Passes. Petition 2022-W-004 Approved.**

Miscellaneous

BR

Drew's Parts Update: Interim Director Christenson spoke to board members regarding the timeline placed on Mr. Drews. There was a notice of violation issued on the property and that the current use was not allowed per the Zoning Ordinance. The BZA did uphold Interim Directors decision and believed it was being used as a salvage yard. Mr. Drews has filed a rezone to bring it into compliance. Discussion was had among Attorney Graham, board members and Interim Dir Christenson. Attorney Graham indicated that the planning Staff and commission could issue fines based on non-compliance. Petitioner would be required to file a rezone and a special use in order to be in compliance with our current ordinance. Attorney Graham's recommendation to the Planning Director is to not fine until the process is complete and she has adopted that recommendation based on the fact that the Petitioner was operating until the previous Directors recommendation. Petitioner was present and spoke. Petitioner has filed a petition for rezone that will go in front of the board in October. After discussion was had, Member Shepherd made a motion to wave fines but later withdrew his motion.

Interim Dir Christenson indicated next on the agenda is the Fee Schedule and Mr. Strange would be talking about. Director Strange indicated that he and Rachel have talked about the fee schedule. He also indicated that he would be working with Jeff Graham and Rachel to work on fine schedule, and he would have it for them at the next meeting.

Member Spooner asked if any public hearings have been set up for the new subdivision on 800 West and 800 South. Director Strange indicated that the Petitioner did contact our office asking if we could notify the planning commission and he contacted Attorney Graham to which he advised that they not attend and that he recommended the board do things by the book.

Member Spooner made a motion to amend the agenda to allow public comment and allow them 5 minutes to speak to the board. Seconded by Member Brown. Roll call vote taken and was unanimous. **Motion Approved for public comment.**

Heather Brockweignal spoke to the board regarding creating a committee to help with the growth and development of South Madison County.

Member Brown motion to adjourn. Seconded by Member Spooner. All in favor. **Motion approved.**

Meeting Adjourned 10:05:41 a.m.



 Wes Likens, Vice President



 Stacey Hinton, Board Secretary