

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

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

Members Absent: Mark Gary

Also Present: Larry Strange - Director, Jeff Graham - Attorney, and Stacey Hinton - Board Secretary

Current Business

Prayer – Jerry Alexander

Pledge of Allegiance

Roll call : 8 – Present, 1 – Absent (Mary Gary)

Approval of the November 7th, 2022, board minutes. Member Brown made a motion to accept the November 7th, 2022, Board Minutes with the correction to the time to be AM not PM. Second by Member Alexander. **Minutes Approved with corrections.**

2023 MCPC Meeting Calendar – Member Simmermon made a motion to accept the calendar 2023, seconded by member Spooner. **MCPC 2023 Meeting Calendar approved.**

New Business

1. Petition: 2022-Z-012
Address: 2135 North Scatterfield Road, Anderson
Location: Richland Township, District 3 Commissioner
Petitioner: Lora Rich
Landowners: Lora Rich
Zoning: R2 – Single-Family Residential
Request: A Rezone from R2 to MR for proposed multifamily residential in the (R2) Single-Family Residential Zone District

Director Strange indicated that the Lora Rich was under new business, and she would need to be moved to January due to not getting her mailings out in time. Member Spooner made a motion to grant a continuance for petition 2022-Z-012 to the January 10th, 2023 meeting. Seconded by Member Simmermon. Voice call vote taken and was unanimous. **Motion Passes**

Old Business

1. Petition: 2022-Z-010
 Address: Multiple Addresses
 Location: Green Township, District 2 Commissioner
 Petitioner: Gradison Land Development, Inc
 Landowners: Gradison Land Development, Inc
 Zoning: AG - Agriculture
 Request: A Rezone from AG to R3 and MC for proposed residential development in the Agriculture (AG) Zone District

Petitioner has withdrawn their petition.

2. Petition: 2022-Z-011
 Address: 0 N State Road 9, Summitville
 Location: Van Buren Township, District 3 Commissioner
 Petitioner: Rhonda Hall, Todd & Stacey Hinton
 Landowners: Rhonda Hall, Todd & Stacey Hinton
 Zoning: AG - Agriculture
 Request: A Rezone from AG to GC to allow for a general retail building to operate in the Agriculture (AG) Zone District

Director Strange indicated that the petition is a continuation from the November meeting. This is a Rezone from AG to GC to allow for a general retail building to operate in the Agriculture Zone District. Director Strange indicated he did send information that he developed about the continuation. Following the November 7th meeting, we had been examining the petition to address issues that were brought up in that meeting and the original staff recommendation to send the petition with a favorable recommendation to the board of commissioners. After looking at the issues and reviewing articles regarding the impact of Dollar Generals in communities, his recommendation still stays the same. The comprehensive plan does encourage preserving farmland, this petition does not. Director Strange indicated in his opinion, it represents reasonable and orderly development. There is quite a bit of development in that area and he feels its reasonable. Spot Zoning - this is a classic case of sport zoning. Traffic was sited as an issue. He has presented this to the county engineer. The county engineer has concerns with the offset intersection along state road 9 along with there could be some paving issues along 1550 . Other than these issues, the county engineer does not have any issues with the location of this development. Questions were raised regarding locations in town Summitville for this development. Developer indicated that the cost of the building was prohibitive. Director Strange talked to the township trustee and she indicated that the fire department could cover the situation with no problem. As far as crime and the police, they did investigate criminal activity. Madison County Sherriff's department indicated they have had 2 convince store robberies, Anderson city police has had 11 and Alexandria has had none. There was no response from the Indiana State police. The golf cart ordinance was provided to board members. It is referred to as alternative transportation vehicles which would include smaller mopeds and are not allowed outside of town boundaries. The boards recommendation is for a favorable recommendation to the BBC. Discussion was had among board members and Director Strange. Petitioner's representative, Andrew Rossell, was present and spoke to board members. Mr. Rossell indicated they did look at other properties and the particular property they were talking about was cost prohibitive of what

they are asking for the property. It would be close to a half million dollars to get it ready and the other property was too small. Discussion was had among board members and petitioner's representative. Member Spooner made a motion to open for public hearing to hear any new information. Seconded by Member Simmermon. Voice call vote taken and was unanimous. Motion Passes. Remonstrators were present and spoke. Petitioners Representative answered questions the board had for him. Member Alexander made a motion to approve the petition 2022-Z-011, includes the adoption of the staff recommendation. Seconded by Member Brown. Roll call vote taken. 1 – abstained (John Richwine), 4 – yes (Jerry Alexander, Tom Shepherd, John Simmermon, Wes Likens) 3 – No (Denise Spooner, Cory Bohlander, Lindsay Brown). **Motion Fails**

Member Brown made a motion for a neutral recommendation to include the adoption to the staff recommendations. Member Alexander seconded. Roll call vote taken. 3 – No's (Denise Spooner, Lindsay Brown, Cory Bohlander), 4 – Yes (Jerry Alexander, Tom Shepherd, John Simmermon, Wes Likens) and 1 – abstain (John Richwine) – **Motion Fails** – continued to the January meeting

- 3. Petition: 2022-Z-005
- Address: 705 E School Street, Anderson
- Location: Richland Township, District 3 Commissioner
- Petitioner: Kelly Drews
- Landowners: Kelly Drews
- Zoning: LI – Light Industrial
- Request: A Rezone from LI to GI to bring into compliance in the Light Industrial (LI) Zone District

Director Strange indicated that the petition 2022-Z-005 is a Rezone from LI to GI. The Petitioner is seeking a rezone from Light Industrial to General Industrial so the Petitioner may continue running his existing business on this site. If the Petitioner is granted a rezone of the subject parcel, his next step will be to seek a Special Use for a Junk Yard from the Board of Zoning Appeals. The petition was continued at the November 7th meeting. At that meeting, the board instructed Director Strange to prepare of a summary of a planned unit devolvement concept and present it to Mr. Drews and he did. Mr. Drews elected to continue with the current petition and not at this time pursue the PUD concept. Based on the information that they developed and all the information that's gone through the process. The staff recommendation is to send to the commissioner with a unfavorred recommendation. Discussion was had between Director Strange and board members.

After discussion was had, Member Brown made a motion to table this petition until the February 14th so the Technical Review Committee has time to reviewed it. Seconded by Member spooner. Roll call vote taken and was unanimous. **Motion Approved**. Discussion was had among Director Strange and board members.

Miscellaneous

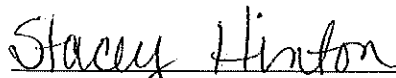
Director Strange has been working on a revised draft of the solar ordinance and will get something to them when its done.

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

Meeting Adjourned 10:08:24 a.m.



Wes Likens, President



Stacey Hinton, Board Secretary