

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

Members Present: Mark Gary, John Simmermon, Olivia Pratt, Jerry Alexander, Tom Shepherd, Denise Spooner, and Rob Steele.

Members Absent: Wes Likens and Lindsay Brown

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

Current Business

Prayer – John Simmermon

Pledge of Allegiance

Roll call : 7 – Present and 2 – Absent Lindsay Brown and Wes Likens

Approval of the August 8th, 2023 Board Minutes –

Member Steele made a motion to approve the meeting minutes from August 8th. Second by Member Alexander. Voice call vote taken and was unanimous. **Motion Approved**

Old Business

- 1. Petition: 2023-Z-003
 Address: 56 North 500 West, Anderson
 Location: Stony Creek Township
 Petitioner: Joaquin Sandoval Morales
 Landowners: Joaquin Sandoval Morales
 Zoning: CR – Conservation Residential
 Request: A Rezone from CR to LI in the (CR) Conservation Residential Zone District

Director Strange told board members that the petitioners had withdrawn their petition. They will come back at another time with a different strategy but for now they are withdrawing their petition.

- 3. Petition: 2023-Z-005
 Address: 3313 East State Road 236, Anderson
 Location: Union Township
 Petitioner: Steven L. Due
 Landowners: Steven L. Due
 Zoning: AG – Agriculture
 Request: A Rezone from AG to HC for retail use and to bring into compliance in the (AG) Agriculture Zone District

Director Strange indicated that petition number 3 under new business is requesting a continuance due to improper notification.

Member Simmermon made a motion to continue Petition 2023-Z-005 to the November 14th, 2023 meeting. Seconded by Member Spooner. Voice call vote taken and was unanimous. **Motion Approved**

New Business

- 1. Petition: 2023-W-004
 Address: 3807 South 600 West, Anderson
 Location: Stony Creek Township
 Petitioner: Michael & Billie Miller
 Landowners: Michael & Billie Miller
 Zoning: AG – Agriculture
 Request: A Waiver for minimum lot width in the (AG) Agriculture Zone District

FINDINGS

- 1. The Madison County Comprehensive Plan and any other applicable, adopted planning studies or reports: *This project is not inconsistent with the Comprehensive Plan.*
- 2. The current conditions and the character of the current structures and uses in each district: *The project matches the current structures and uses of the adjoining properties and district.*
- 3. The most desirable use of which the land in each district is adapted: *This use does not conflict with agriculture.*
- 4. The conservation of property values throughout Madison County: *No negative impact.*
- 5. Responsible growth and development: *No negative impact.*
- 6. The public health, safety, and welfare. : *No negative impact.*

- 2. Petition: 2023-W-005
 Address: 3807 South 600 West, Anderson
 Location: Stony Creek Township
 Petitioner: Michael & Billie Miller
 Landowners: Michael & Billie Miller
 Zoning: AG – Agriculture
 Request: A Waiver for maximum lot width to depth ratio in the (AG) Agriculture Zone District

FINDINGS

- 1. The Madison County Comprehensive Plan and any other applicable, adopted planning studies or reports: *This project is not inconsistent with the Comprehensive Plan.*
- 2. The current conditions and the character of the current structures and uses in each district: *The project matches the current structures and uses of the adjoining properties and district.*
- 3. The most desirable use of which the land in each district is adapted: *This use does not conflict with agriculture.*
- 4. The conservation of property values throughout Madison County: *No negative impact.*
- 5. Responsible growth and development: *No negative impact.*
- 6. The public health, safety, and welfare. : *No negative impact.*

- 5. Petition: 2023-Z-008
- Address: 0 Jackson Lane, Anderson
- Location: Lafayette Township
- Petitioner: David & Barbara Lively
- Landowners: David & Barbara Lively
- Zoning: CR – Conservation Residential
- Request: A Rezone from CR to R3 for the purpose of building a duplex in the (CR) Conservation Residential Zone District

Director Strange stated the next two petitions are for the same project but on different lots. He will talk about them together but will need voted on separately. The first petition is request for zoning change for the purpose of building a duplex. Director Strange has received remonstrations regarding the requests. Staff's recommendation is a Unfavorable Recommendation to the Board of Commissioners. Discussion was had among board members and Director Strange. Petitioner was present and spoke to board members. After discussion was had, Member Shepherd made a motion for an Unfavorable Recommendation to the Board of Commissioners with Findings of Fact. Seconded by Member Pratt. Roll call vote taken and was unanimous.

Motion Approved

- 6. Petition: 2023-Z-009
- Address: 0 Jackson Lane, Anderson
- Location: Lafayette Township
- Petitioner: David & Barbara Lively
- Landowners: David & Barbara Lively
- Zoning: CR – Conservation Residential
- Request: A Rezone from CR to R3 for the purpose of building a duplex in the (CR) Conservation Residential Zone District

Member Alexander made a motion for an Unfavorable Recommendation to the Board of Commissioner with Findings of Fact. Seconded by Member Simmermon. Roll call vote taken and was unanimous. **Motion Approved**

Miscellaneous:

- 1. Text Amendment to remove sewer and water requirement in locations where it is not available.

Director Strange indicated the request is a text amendment of the Madison County District Standards to allow businesses to operate without public sewer and water where it is not available. Discussion was had. Attorney Graham stated that an ordinance will be drafted which will amend the ordinance to omit that language. The board would be sending a recommendation to the Board of Commissioners to pass that ordinance.


Member Simmermon made a motion to send a recommendation to the Board of Commissioner to change the ordinance. Seconded by Member Alexander. Roll call vote taken and was unanimous. **Motion approved.**

2. Development Standards – Director Strange indicated that what he would like to do is to create a development standard specific to architecture right now and then work on updating the ordinance. He is proposing to HWC to help draft the development standards.
3. Solar Ordinance update (information only)- Director Strange indicated that he has been working on the ordinance since the beginning of year. He has been working with Olivia, John and Denise to put this together. He went over what the ordinance will be covering and the processes for it. If the board supports and agrees with it, the November meeting would be a public meeting where people can talk about the proposed ordinance and then the board would be able to vote on it. Discussion was had among board members, Attorney Graham and Direct Strange.

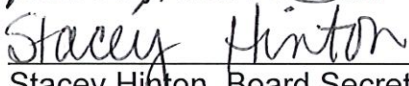
Adjournment

Member Simmermon made a motion to adjourn, seconded by Member Steele. **Motion approved.**

Meeting Adjourned 10:17:56 a.m.



Mark Gary, Vice President



Stacey Hinton, Board Secretary