

MCPC - Minutes April 9, 2024 Board Minutes

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

Members Present: Olivia Pratt, Tom Shepherd, Denise Spooner, Lindsay Brown, Rob Steele, Michael Pelsor and Jerry Alexander via Teams

Members Absent: Mark Gary, John Simmermon

Also Present: Larry Strange - Director, Jeff Graham – County Attorney, and Nikki Wood – Board Secretary, Jessica Bastin – County Engineer

Current Business

1. Prayer – Jessica Bastin
2. Pledge of Allegiance
3. Roll call: 7 members present, 2 absent – Mark Gary, John Simmermon
4. Approval of the March 12, 2024 Board Minutes – Member Steele made a motion to approve the March 12, 2024 minutes, seconded by Member Brown. Voice call was unanimous. **Motion approved**

Old Business

1. Petition: 2024-TA-004 *Continued from March 12, 2024 meeting*
Petitioner: Planning Department
Request: Text Amendment - Shipping container use

Director Strange reintroduced the continued 2024-TA-004 petition. Staff was directed to review comments, outstanding violations, and consideration of formatting issues. The following substantive changes have been made:

1. People with outstanding violations will be given 120 days to come into compliance if the new ordinance were passed;
2. The fence height for any screening fences will be the maximum height specified for that zoning district;
3. Statement that vegetation to be used for screening will be mutually agreed upon between property owner and staff;
4. Clarification of the fee for the shipping container one-time improvement location permit; and,
5. Units must be on a concrete pad or pier

Member Brown brought up the different kinds of shipping containers and how over time these containers sink if not on a solid surface. Member Pelsor questioned why barns are not placed on concrete or stone to which Tom Whitesell, Madison County Building Inspector answered that its due to weight. Staff recommends forwarding Option 2 to the Board of Commissioners with a favorable recommendation. Member Brown made a motion to pass 2024-TA-004 as presented and outlined with the favorable recommendations from the staff of option 2, seconded by Member Steel. Roll call was 5

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yes, 1 no – Mike Pelsor. **Motion approved.** *Due to technical difficulties Member Alexander was unable to vote in this petition.*

New Business

1. Petition: 2024-Z-001
Address: 0 W Carefree Dr. (48-15-22-300-013.000-014)
Location: Green Township
Petitioner: QuikTrip Corporation
Landowners: Care Free Homes Inc
Zoning: GC – General Commercial
Request: A Rezone from GC to HC

Director Strange introduced the petition and read 2 letters of remonstrations not in favor of the petition. Director Strange also received a tech memo from the Madison County Council of Governments stating there are many issues that need to be addressed before any projects like this should go in this area. Director Strange presented the staff report with an unfavorable recommendation for rezoning from General Commercial to Highway Commercial. The Technical Review Committee met on April 1, 2024 and recommended an unfavorable recommendation to the planning commission for this petition. Member Brown questioned the traffic report provided by QuikTrip. Jessica spoke of the concerns of the traffic in this area and concerns from first responders. The truck traffic brought on by rezoning this area to Highway Commercial would not be beneficial to the community or the residents in the area. The petitioner spoke about QuikTrip, understands concerns in the area and believes they can help the infrastructure. They have not done a full traffic study. There was discussion between the board members and the petitioner about the number of bays. Member Pelsor questioned their plans with the pond to the east and how they will stop trash from getting to the pond. The civil engineer stated its standard practice for QuikTrip to place a 4-foot fence that would stop trash from blowing into the pond. There is a ditch along State Road 13 to catch drainage. Spills are typically contained at the pumps and standard practice to have trench drains at the canopies to separate oil and water. Remonstrators spoke not in favor. Jessica Bastin spoke again to clarify there were 76 accidents between 2018 – 2022 at the intersections of Carefree Drive and State Road 13 and 800 S and State Road 13. She supports QuikTrip, she does not support the rezone due to potential future issues. Member Brown made an unfavorable recommendation for 2024-Z-001 as presented, seconded by Member Spooner. Roll call was unanimous. **Motion approved.**

FINDINGS

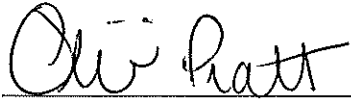
- a. The Madison County Comprehensive Plan and any other applicable, adopted planning studies or reports - The proposed project is consistent with the comprehensive plan.
- b. The current conditions and the character of current structures and uses in each district – The proposed truck stop is seen as having the potential to negatively impact current traffic conditions.
- c. The most desirable use of which the land in each district is adapted – An additional truck stop at this location is not a desirable use of the land.
- d. The conservation of property values throughout Madison County – There could be negative impacts on property value if the intersection is seen as so congested as to discourage people from going there.

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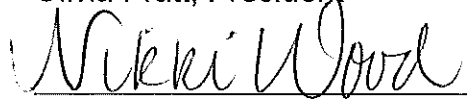
- e. Responsible growth and development – This petition would not be responsible given the traffic concerns in the area.

Adjournment

Member Spooner made a motion to adjourn, seconded by Member Steele. **Meeting Adjourned 10:13:28.**



Olivia Pratt, President



Nikki Wood, Board Secretary