

MCPC - Minutes September 10, 2024 Board Minutes

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, Jerry Alexander, Tom Shepherd, Michael Pelsor

Members Absent: Olivia Pratt, Denise Spooner, Rob Steele, Lindsay Brown

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

Current Business

1. Prayer – Jerry Alexander
2. Pledge of Allegiance
3. Roll call: 5 present, 4 absent
4. Approval of the August 13, 2024 Board Minutes – Member Pelsor made a motion to approve the August 13, 2024 minutes, seconded by Member Alexander. **Motion approved**

Old Business

None

New Business

1. Petition: 2024-W-005
Address: 0 S 100 E (48-18-05-300-001.001-001 & 48-18-05-300-001.000-001)
Location: Adams Township
Petitioner: James Wilson
Landowners: James Wilson, Dustin & Madison Smith
Zoning: AG- Agriculture
Request: Width to depth ratio relief

Director Strange presented the staff report for petition 2024-W-005. Staff recommendation is to deny this waiver. Kathy Vannice spoke on behalf of the petitioners explaining the reasons for the requesting the ground to the east instead of the south. Member Alexander asked Director Strange to elaborate on the two issues listed in the staff report to which Director Strange responded. Attorney Graham further explained waivers extraordinary remedies that should be used sparingly. In order for this petition to pass the petitioner must prove extraordinary hardships and practical difficulties to warrant the waiver. Mrs. Vannice states the two benefits are easier farming and trying to keep the original 1837 homestead as a unit and not to divide the parcel. There was more discussion between Mrs. Vannice and the board. Petitioner, Mr. Wilson spoke about the homestead. There was more discussion between Mrs. Vannice and the board about different options on splitting the ground. Mr. and Mrs. Smith spoke to give more explanations of their reasons for the waiver and answered questions from Member Pelsor. Member Alexander discussed with

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Attorney Graham the best option for the petitioner is to continue until next month when more members are present. Member Alexander made a motion to continue the petition until next month, seconded by Member Pelsor. Roll call was unanimous. **Motion approved**


Miscellaneous

Director Strange will work on the Wind Ordinance and plans to have a draft ready at the next meeting and ready for a public hearing in November.

Greg Valentine mentioned QuikTrips is planning on going in at the same location that was denied by the Board of Commissioners and since has been annexed by Ingalls.

Adjournment

Member Pelsor made a motion to adjourn, Seconded by Member Alexander. Meeting adjourned at 9:56:02



Mark Gan, Vice President



Nikki Wood, Board Secretary