

## MCPCC - Minutes October 8, 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, Mark Gary, Jerry Alexander, Michael Pelsor, Denise Spooner, Rob Steele, Lindsay Brown

Members Absent: John Simmermon and Tom Shepherd

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: 7 present, 2 absent – John Simmermon, Tom Shepherd
4. Approval of the September 10, 2024 Board Minutes – Member Steele made a motion to approve the September 10, 2024 minutes, seconded by Member Gary. **Motion approved**

### Old Business

None

### New Business

1. Petition: 2024-W-006  
Address: 9630 W 1000 N  
Location: Pipe Creek Township  
Petitioner: Clint Graham  
Landowners: Vicky L. Ryan & Sherry G. Pace  
Zoning: CR  
Request: Width to depth ratio relief

Director Strange presented the staff report for petition 2024-W-006. Staff recommendation is to approve this waiver. Wyatt Johnson, Land Surveyor for this petitioner spoke to answer land questions from Member Pelsor. No remonstrance. Member Spooner made a motion to approve 2024-W-006 with conditions and criteria staff put in the report, seconded by Member Brown. Roll call was unanimous. **Motion approved**

### 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.*

## MCPC - Minutes October 8, 2024 Board Minutes

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.*

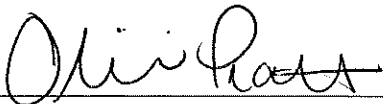
### Miscellaneous

Director Strange presented a memorandum about the Madison County Thoroughfare Plan. The thoroughfare plan team anticipates having the plan ready for review by the plan commission in a public hearing in the next couple months. There was a public meeting at the Madison County Museum of Art where it was heard.


Director Strange presented an update on Madison County Wind, Battery Energy Storage System (BESS), and Flood ordinances. The wind ordinance is under review by a subcommittee which plans to have a draft of the revised wind ordinance at the MCPC meeting in November or December. A draft of the BESS ordinance will also be presented along with the wind ordinance. Director Strange said the flood ordinance is being updated due to FEMA requirements and DNR has requested changes in our ordinance and a draft by November. Member Spooner wants the subcommittee to look at the Tipton County wind ordinance again. She explained some concerns and experience with shadow flicker from the wind turbines and property value guarantees. She said the committee still needs to look into different things on BESS. Member Spooner brought up carbon pipelines and her concerns. She passed out a couple handouts and played three short videos regarding carbon pipelines. Member Pelsor mentioned there are thousands of pipelines in Madison County already. There was discussion amongst the board. Director Strange may be able to add this topic in with the BESS ordinance.

### Adjournment

Member Pelsor made a motion to adjourn, Seconded by Member Brown. Meeting adjourned at 9:53:22



Olivia Pratt, President



Nikki Wood, Board Secretary