

MCPC - Minutes November 12, 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, and Tom Shepherd

Members Absent: John Simmermon, Lindsay Brown, and Rob Steele

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: 6 present, 3 absent – John Simmermon, Lindsay Brown, and Rob Steele
4. Approval of the October 8, 2024 Board Minutes – Member Gary made a motion to approve the October 8, 2024 minutes, seconded by Member Spooner. Voice call was unanimous. **Motion approved**
5. Approval of the 2025 Calendar - Member Alexander made a motion to approve the 2025 minutes, seconded by Member Pelsor. Voice call was unanimous. **Motion approved**

Old Business

None

New Business

1. Petition: 2024-W-008
Address: 6132 S 300 E
Location: Adams Township
Petitioner: David and Kimberly Dickerson
Landowners: David and Kimberly Dickerson
Zoning: AG
Request: Width to depth ratio relief

Director Strange presented the staff report for petition 2024-W-008. Staff recommendation is to approve this waiver. Kathy Vannice from Ashton Land Surveyors spoke on behalf of the petition to further explain land and answer questions from the board. Petitioner Mr. Dickerson passed out a handout to the board showing where they intend to build and how the berry farm is laid out. No remonstrance. Member Pelsor made a motion to approve 2024-W-008 with staff findings of fact, seconded by Member Spooner. Roll call was unanimous. **Motion approved**

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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: 2024-W-009
Address: 4570 W SR 32
Location: Stony Creek Township
Petitioner: Mitch Smith
Landowners: MarMi LLC
Zoning: GC
Request: Waive major subdivision

Director Strange presented the staff report for petition 2024-W-009 to allow an administrative split of a property in a general commercial zone. The petitioner would like to do an administrative plat to split the parcel so he can sell the business in the front. Staff recommendation is to approve this waiver. Petitioner Mr. Smith spoke to the board. No remonstrance. Member Gary made a motion to approve 2024-W-009 with staff findings of fact, seconded by Member Spooner. 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.*
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: *This will allow the petitioner the opportunity to allow the existing operations to continue under new ownership.*
6. The public health, safety, and welfare: *No negative impact.*

3. Petition: 2024-TA-006
Petitioner: Planning Department
Request: Text Amendment – BESS

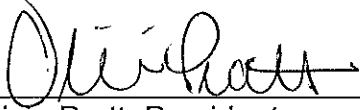
Director Strange presented the staff report for petition 2024-TA- 006 and read the text to be amended. Member Spooner would like to add Carbon Capture Sequestration (CCS) to this amendment. There was discussion amongst the board and Attorney, Jeff Graham about what to change and where to change it. A clean copy will be presented to the Board of Commissioners. Member Spooner made a motion for a favorable recommendation of petition 2024-TA-006 with the changes discussed today, seconded by Member Shepherd. Roll call was unanimous. **Motion approved**

Miscellaneous

None

Adjournment

Member Spooner made a motion to adjourn, seconded by President Pratt. Meeting adjourned at 9:31:57



Olivia Pratt, President



Nikki Wood, Board Secretary