

MCPC - Minutes December 10, 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, John Simmermon, Lindsay Brown, Michael Pelsor, Cory Bohlander, and Tom Shepherd

Members Absent: Jerry Alexander and Rob Steele

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

Current Business

1. Prayer – John Simmermon
2. Pledge of Allegiance
3. Roll call: 7 present, 2 absent – Jerry Alexander and Rob Steele
(*Lindsay Brown arrived at 9:03*)
4. Approval of the November 12, 2024 Board Minutes – Member Gary made a motion to approve the November 12, 2024 minutes, seconded by Member Shepherd. Voice call was unanimous. **Motion approved**

Old Business

None

New Business

1. Petition: 2024-Z-008
Address: 4741 W SR 32
Location: Stony Creek Township
Petitioner: Francisco Cazarez
Landowners: Francisco Cazarez
Zoning: CR
Request: Rezone from CR to AG

Director Strange presented the staff report for petition 2024-Z-008. The request is for a rezone to allow them to run a concrete business from this property, which is also their residence. The Technical Review Committee met on Nov 18, 2024 and voted to send an unfavorable recommendation to the planning commission. Staff recommendation is unfavorable for this petition. Petitioner, Francisco Cazarez and his attorney, Tom Beeman, spoke to further explain the business on this property which is storage of work trucks and equipment and cleaning of trucks. His employees come in the morning and leave in the evening. They do not have customers on this property. They use his residential driveway and added gravel to extend the driveway to his barn. He received a building permit for the barn with the intent of operating a business from that location. There was further discussion between the board and Attorney

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Beeman. Member Pelsor confirmed they just want to store and clean trucks, no spoils, trash or busted concrete from job sites. Jessica Bastin, County Engineer, stated concerns about drainage and septic. The water flow from washing trucks will destroy septic systems, there is a concern about the proximity of where he is driving the trucks currently to the existing septic field and also concerns about being able to replace the septic field should it need to be replaced in the future which if trucks continue to be washed will be needed. Additionally, if the water isn't going into the septic, it is going into the ground water which is not legal. Those are the concerns the Technical Review Committee wanted to address. Member Bohlander asked if there was a drain in the barn and where the trucks get washed. Mr. Cazarez stated the trucks are washed outside. There was discussion about the type of businesses envisioned in the Comprehensive Plan in that area. Attorney Beeman pointed out Mr. Cazarez's business is consistent with the business in the area currently. No remonstrations. Attorney Graham stated the commitments: 1) A stormwater plan will have to be approved by the Drainage Board, 2) no spoils or other refuse from job sites brought back to the subject site, 3) a truck washing system will be brought into place to comply with all local and state rules and regulations, 4) If necessary to obtain an industrial stormwater permit through IDEM, and 5) Identify where the current septic system is located. Attorney Beeman agreed to those commitments. Member Pelsor made a motion for a favorable recommendation with the commitments put forth, seconded by Member Brown. Voting Aye: Pelsor, Bohlander, Brown, Gary, Pratt; Voting No: Shepherd, Simmermon. **Motion approved 5-2**

FINDINGS

- a. The Madison County Comprehensive Plan and any other applicable adopted planning studies or reports - The comprehensive plan supports residential/mixed-use development for this area but does not reference light industrial or industrial, which this project would encompass.
- b. The current conditions and the character of current structures and uses in each district – The proposed use of the property as a business with employees is not consistent with the current zoning.
- c. The most desirable use of which the land in each district is adapted – This property could be best used as a residential or retail/commercial type business.
- d. The conservation of property values throughout Madison County – There could be negative impact to property values of adjacent property values if the operation grows substantially.
- e. Responsible growth and development – This petition is requesting a rezoning that matches the ongoing trend to people operating small contracting and tree trimming operations out of their property. While that purpose remains, in this case the use does not fit the vision for the corridor.

(Findings to be amended at the February 11, 2025 meeting)

2. Petition: 2024-TA-007
Petitioner: Planning Department
Request: Thoroughfare Plan

Larry presented the staff report for 2024-TA-007. Madison County has worked on a new Thoroughfare Plan for a couple of years with HWC. The intent is to provide accurate documentation to the existing and future roadway conditions throughout the county and is proposed to be adopted into the comprehensive plan. The purpose of the plan is to help address emerging transportation needs. Staff recommendation is to approve. Jessica Bastin, County Engineer, spoke more about the Thoroughfare Plan. Thoroughfare Plan will serve as a guiding document as the plan moves forward. The focus will be on bringing the roads to the desired standards as far as the condition and geometry of the roadways. A part of the Thoroughfare Plan that will be a helpful tool for the public will be the functional classification mapping which will help different departments get on the same page as development is coming in. The functional classification mapping will also help better align with the mapping of the cities and towns. Rachel Christenson, with HWC, added that the Thoroughfare Plan aligns and supports the park and recreation master plan for

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Madison County which focuses on trail development in the county for bikes and pedestrians. Member Simmermon made a motion to send 2024-TA-007 to the Commissioners with a favorable recommendation, seconded by Member Brown. Roll call was unanimous. **Motion approved**

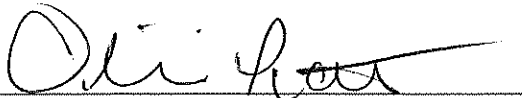
Miscellaneous

Larry touched briefly on the zoning ordinance. Through working with Jessica and at the ARPA leadership, we have funds to update the zoning ordinance. The planning department is issuing a RFQ. A committee will be set up in the future to look at the technical aspects. Jessica states ARPA funds are changing and by the end of calendar year, obligations have to be in place. An interagency agreement between the Planning Commission and County Commissioners stating that the commissioners will grant \$283,000 from the unrestricted fund to the planning commission for updating the development code needs to be signed. It attaches the ARPA requirements. The agreement also states that by July 1, 2026, if the funds aren't used, the commissioners can request the funds back and reappropriate them. All funds have to be expended by the end of 2026 or the county has to return them to the federal government. Member Brown made a motion to approve President Pratt to sign the interagency agreement with the County Commissioner, seconded by Member Simmermon. Roll call was unanimous. **Motion approved**

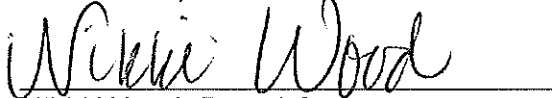
Denise Spooner wanted to give a proper good-bye to the board. She passed out informational packets that include many farmland articles, studies and statistics about our loss of agricultural land. Ms. Spooner spoke of the importance of protecting our agriculture and the future risks if the land is not protected. She also spoke of how solar farms damage farmland and can never grow crops again. Top soil is removed for solar farms and the land is devoid of the needed minerals. Anderson is mentioned in an Illinois study of Indiana's severe agricultural land loss. Hoosier AG Today article: "...agriculture productivity isn't growing fast enough to be able to feed an estimated global population of nearly 10 billion people by 2050."

Adjournment

Member Simmermon made a motion to adjourn, seconded by Member Brown. Meeting adjourned at 10:25:33



Olivia Pratt, President



Nikki Wood, Board Secretary