

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

Members Present: Wes Likens, Mark Gary, John Simmermon, Lisa Hobbs, Kathleen Sprouse, and Amanda Bousman.

Members Absent: Phil Isom, Pat Manship, Steffanie Owens

Also Present: Brad Newman, Director, Mark Reginer Attorney, and Elizabeth Bruns, Board Secretary

Current Business

1. Prayer – John Simmermon
2. Pledge of Allegiance
3. Roll call taken with three members absent: Phil Isom, Pat Manship, and Steffanie Owens.

President Likens asked if anyone had any corrections or additions to the May 12, 2015 minutes. Member Gary made a motion to approve the minutes as presented, seconded by Member Hobbs. The vote was unanimous in favor of the motion, **minutes approved.**

Director Newman presented the proposed ordinance changes and asked for a recommendation to forward to the County Commissioners for their consideration.

After a brief discussion, Member Gary made a motion to approve the Ordinance Changes presented with the correction of Exhibit A – Residential which should read 1,200 square feet instead of the 1.2 as shown. Member Hobbs seconded the motion. **Roll Call taken with a unanimous vote to forward the Ordinance Changes to the County Commissioners for consideration.**

Member Newman presented the Proposed 2016 Budget to the Board. After a short discussion on the estimated cost for the Comprehensive Plan to be updated, Member Hobbs made a motion to forward the proposed budget with a favorable recommendation to the County Council for consideration. Member Simmermon seconded the motion. **Roll call vote was unanimous in favor of the motion.**

President Likens asked if there was any other business for today.

Member Gary made a motion to adjourn seconded by Member Hobbs.

Adjournment: 9:22:03 a.m.

Attached Documents pages 713-721

Wesley Likens, President

Elizabeth Bruns, Board Secretary

ORDINANCE NO. _____

**ORDINANCE AMENDING THE FEE SCHEDULE CONTAINED
IN THE MADISON COUNTY ZONING ORDINANCE
ADOPTED PURSUANT TO I.C. 36-7-4-602**

WHEREAS, the Board of Commissioners has adopted, pursuant to I.C. 36-7-4-602, a Zoning Ordinance, found primarily in Ordinance No. 2002-BC-O-6, which specifies, in part, the Fee Schedule for the issuance of various Madison County Planning Department permits; and

WHEREAS, the Madison County Planning Department has advised the Board of Commissioners that the Zoning Ordinance's Fee Schedule does not, in some cases, accurately reflect the true cost of issuing a permit to a Madison County landowner; and

WHEREAS, the Board of Commissioners deems it prudent to amend the fee schedule such that it accurately reflects the true costs to the Planning Department and Madison County landowners for the issuance of permits contemplated by the Zoning Ordinance

NOW THEREFORE, BE IT ORDAINED, that the Fee Schedule currently in place, pursuant to Ordinance No. 2009-BC-O-8, is hereby deleted and replaced in its entirety by the Fee Schedule attached hereto as "Exhibit A."

NOW THEREFORE, BE IT FURTHER ORDAINED, that any Ordinances or Resolutions previously adopted by this Board which are in conflict with this Ordinance, including the Fee Schedule attached hereto, is hereby repealed.

EXHIBIT “A”

FEES:

Pursuant to Article 13.2 of the Madison County Land Use and Development Code, any person who initiates construction of a structure for the alteration of land prior to obtaining an Improvement Location Permit or any other required permit shall pay a fine equal to two (2) times the amount of the normal fee.

CONSTRUCTION PERMITS

Residential

- A) Improvement Location Permit Structural (including accessory structures and mini-barns, as defined by the Zoning Code):
 - 1. Base Fee: \$75.00**
 - 2. \$0.05 additional charge for each square foot of floor area in excess of 1,200

*if construction has already started, the cost of the permit fee will be doubled
 **Fee shall be \$55.00 for accessory structures which are between 121 and 400 square feet in size and not on a footer or foundation
 - B) Electrical Permit (required for any change over from HVAC to AC):
 - 1. Base Fee: \$50.00, plus inspection fee: \$40.00* = \$90.00
 - C) Plumbing Permit:
 - 1. Base Fee: \$50.00, plus inspection fee: \$40.00* = \$90.00
 - D) HVAC Permit (required for any change over from AC to HVAC):
 - 1. Base Fee: \$50.00, plus inspection fee: \$40.00* = \$90.00
 - E) Driveway/Curb-cut Permit:
 - 1. Base Fee: \$50.00, plus inspection fees.
 - F) Footer, Foundation and Under Slab Inspections are \$40.00 each
- *=\$40.00 Inspection Fee may be waived by Planning Department on a reconnect only.

Commercial

(A) Improvement Location/Structural Permit:

1. Base Fee: \$175.00 (3,000 sq. ft. and under)
2. \$0.10 additional charge for each square foot of floor area in excess of 3,000

* if construction has already started, the cost of the permit fee will be doubled

B) Electrical Permit:

1. Base Fee: \$125.00, plus inspection fee: \$40.00* = \$165.00

C) Plumbing Permit:

1. Base Fee: \$125.00, plus inspection fee: \$40.00* = \$165.00

D) HVAC Permit:

1. Base Fee: \$125.00, plus inspection fee: \$40.00* = \$165.00

E) Driveway/Curb-cut Permit

1. Base Fee: \$100.00 (per cut), plus inspection fees.

*=\$40.00 Inspection Fee may be waived by Planning Department on a reconnect only.

Demolition

1. Base Fee \$15.00 plus inspection fee: \$40.00 = \$55.00*

*= only one permit is necessary per land parcel, regardless of the number of structures being demolished, provided that all structures on said parcel are demolished within 30 days from the time the first building on the parcel was demolished and further provided that only 1 demolition inspection is required.

Signs

A) Sign Permit (Installation and Replacement):

1. Non-illuminated Base Fee: \$75.00, plus inspection fees
2. Illuminated Base Fee: \$125.00, plus inspection fees

Cellular Facilities

- A) New Tower:
 - 1. \$200.00 Base Fee, plus inspection fees
- B) Co-Location:
 - 1. \$100.00 Base Fee, plus inspection fees
- C) New/Replacement Equipment Cabinet (if no new tower or co-location):
 - 1. \$100.00 Base Fee, plus inspection fees

Non-Categorized

- A) Non-Categorized (as required by law): \$75.00, plus inspection fees

Inspection Fees

- A) Each Inspection (includes re-inspection): \$40.00
- B) Signs:
 - 1. Non-illuminated: \$50.00
 - 2. Illuminated: \$60.00

SUBDIVISION PLAT APPLICATION FEES

- A) Preliminary Plat (or re-plat) Application: \$300.00, plus \$10.00 per lot, and all legal notice advertising costs.
- B) Secondary (Final) Plat (or re-plat) Application: \$300.00 plus \$10.00 per lot. and all legal notice advertising costs.
- C) Minor Preliminary Plat (or re-plat) Application (as defined in the Subdivision Control Ordinance): \$250.00 plus \$10.00 per lot, and all legal notice advertising costs.
- D) Minor Secondary Plat (or re-plat) Application: \$250.00 plus \$10.00 per lot, and all legal notice advertising costs.

PLANNED UNIT DEVELOPMENT (PUD) PLAN APPLICATION FEES

- A) Preliminary Plan Application: \$1,000.00, plus \$10.00 per lot, and all legal notice advertising costs.
- B) Secondary (Final) Plan Application: \$500.00, plus \$10.00 per lot, and all legal notice advertising costs.

PLAN COMMISSION AND BOARD OF ZONING APPEALS PETITION FEES

- A) Zoning Map Change (except for PUD Zoning): \$500.00 plus \$90.00 for each acre or any portion thereof over 1 acre, and all legal notice advertising costs.

* If development is via the Administrative Plat Process as outlined in the Subdivision Control Ordinance, only the base fee of \$500 shall be charged for the Zone Map Change

- B) Special Use: \$300.00
- C) Waivers:
 - 1. Single or Two-family Dwelling Use: \$300.00 plus \$50.00 for each variance of development standards requested.
 - 2. Commercial or Industrial Use: \$500.00 plus \$100.00 for each variance of development standards requested.
 - 3. All other uses: \$400.00 plus \$100.00 for each variance of development standards requested.
- D) Variance of Development Standards:
 - 1. Single or Two-family Dwelling: \$300.00 plus \$50.00 for each additional variance of development standards requested.
 - 2. Commercial or Industrial: \$500.00 plus \$100.00 for each additional variance of development standards requested.
 - 3. Signs: \$500.00 plus \$100.00 for each additional variance of development standards requested.
- E) Special Uses:
 - 1. Residential: \$300.00 plus \$50.00 for each variance of development standards requested.
 - 2. Commercial or Industrial Use: \$500.00 plus \$100.00 for each variance of development standards requested.
- F) Plat Amendment: \$250.00

- G) Vacation:
 - 1. Street or Alley: \$100.00.
 - 2. Plat: \$250.00
 - H) Appeal to the Plan Commission: \$250.00
 - I) Extension of Improvement Location Permit:
 - 1. \$60.00 for 6 month extension if footer and foundation are previously approved
 - 2. \$30.00 for 3 month extension if Rough-in inspection has previously taken place.
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Prescribed by State Board of Accounts
Budget Form No. 1 (Rev. 1985)

BUDGET ESTIMATE FOR

Planning Commission
(Office, Board, Commission, Department, Institution or Fund)

(If City or Town Budget, Enter City or Town Name)

Madison County

(If County Budget, Enter County Name)

For Calendar Year 2015

		Items	Total Estimate	Approved
1	PERSONAL SERVICES			
	Salaries and Wages			
	11003 Executive Director	52,530		
	11705 Secretary	33,100		
	11708 Building Inspector	32,790		
	11807 Plan Reviewer	46,350		
	16300 Longevity	825		
	17102 MCPC Compensation	4,800		
	17201 BZA Compensation	4,800		
			175,195	
	Employee Benefits			
			0	
	Other Personal Services			
	Part-Time Scanner	12,000		
	Part-Time Intern	14,000		
			26,000	
	Total Personal Services		201,195	
2	SUPPLIES			
	Office Supplies			
	21000 Office Supplies	800		
			800	
	Operating Supplies			
	22000 Operating Supplies	1,800		
			1,800	
	Repair and Maintenance Supplies			
			0	
	Other Supplies			
	24000 Other Supplies	1,250		
			1,250	
	Total Supplies	0	3,850	

Presented by State Board of Accounts
Budget Form No. 1 (Rev. 1995)

			Items	Total Estimate	Approved
3	OTHER SERVICES AND CHARGES				
	Professional Services				
	31000	Professional Services	4,600		
				4,600	
	Communications and Transportation				
	32000	Communications & Trans	750		
				750	
	Printing and Advertising				
	33000	Printing & Advertising	500		
				500	
	Insurance				
				0	
	Utility Services				
				0	
	Repair and Maintenance				
	36000	Repairs & Maintenance	400		
				400	
	Rentals				
	37000	Rentals	1,000		
				1,000	
	Debt Service				
				0	
	Other Services and Charges				
	390	Other Services & Charges	4,500		
				4,500	
	Total Other Services and Charges		0	11,750	

		Items	Total Estimate	Approved
4	CAPITAL OUTLAYS			
	Land			
			0	
	Buildings			
			0	
	Improvements Other Than Building			
			0	
	Machinery and Equipment			
	### Machinery & Equipment	7,500		
			7,500	
	Other Capital Outlays			
			0	
	Total Capital Outlays	0	7,500	
	Total Budget Estimate	0	224,295	

(I) (We) hereby certify that the forgoing is a true and fair estimate of the necessary expense of the

PLANNING COMMISSION
 (Name of Office, Board, Commission, Department, Institution or Fund)

for the calendar year 2015 for the purposes therein specified.

Date this JUNE 10 day of 2015.

Wesley Adams President

Signature and Title of Officer(s) or Department Head