

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

Members Present: Bill Maxwell, Paul Wilson, John Randall, Jr., Larry Crenshaw, Brad Newman, Mark Gary and Wesley Likens.

Members Absent: John Orick and John Simmermon.

Also Present: Cory Wilson, Executive Director. Judy King, Plan Reviewer, and Gerald Shine, Jr., Attorney.

Current Business

1. Roll call was taken with John Orick and John Simmermon absent.
2. The minutes of the May 13, 2008 meeting were distributed to each member prior to the meeting. Member Newman made a motion to approve the minutes. Member Randall seconded the motion. The vote was unanimous in favor of the motion. There are no minutes for June as that meeting was cancelled.

Director Wilson informed the board that opening procedures have been changes. The petitioner will state their case first, then remonstrators and then staff will follow.

New Business

1. **Petition: #08-W-597**
Address: 4785 North 200 East, Anderson
Location: 4785 North 200 East, Anderson
Petitioner: William Simpson & Joyce Ward
Request: Relief of required lot width to depth ratio

Keith Van Wienen with Precise Land Surveying was present representing the petitioners.

Mr. Van Wienen informed the board this was created a couple of years ago to meet all the requirements at that time. Now they want to buy additional ground next to what was all ready platted. So, basically what they are doing is replatting and adding Parcel A to Lot 1. But in doing that they no longer met the width to depth ratio.

There were no remonstrators present.

Director Wilson Stated:

STAFF REPORT**MADISON COUNTY PLAN COMMISSION**

July 8, 2008

Case Number: 2008-W-597
Address: 4785 North 200 East, Anderson
Location: Richland Township, Middle Commissioner District
Petitioner: Precise Land Surveying, by Keith VanWienen
Request: A waiver of the Subdivision Control Ordinance to provide for a lot with a depth 4.4 times that of the width (maximum depth not permitted to exceed 3.5 times the width).

RECOMMENDATIONS

Staff **recommends approval** of the waiver request.

SUMMARY OF ISSUES

The following issues were considered in formulating the recommendation:

LAND USE

- ◇ The subject site is currently a 3.669-acre parcel located along the west side of CR 200 East. This request would provide for the addition of 1.168-acres resulting in a 4.84-acre parcel with a width to depth ratio of 4.4. The Comprehensive Plan recommends large-lot residential (CR) development for this site. The property is surrounded by CR-zoned property improved with residential dwellings.
- ◇ *The Madison County Land Use and Development Code* describes the conservation residential district as an area for the development of clusters of medium sized homes on large lots in otherwise agricultural areas. The intent of the district is to allow for the construction of rural residences and small recreational farms while maintaining the viability of the surrounding large-scale farming operations and preserving land for agriculture, open space, and future higher density development.
- ◇ The grant of this request would not affect the intent of the district for which it is zoned. The property is considered a large lot, which is how the area has been planned and developed.

GENERAL INFORMATION



EXISTING LAND USE CR Conservation Residential / Single-family

SURROUNDING ZONING AND LAND USE

North -	CR	Conservation Residential / Single-family
South -	CR	Conservation Residential / Single-family
East -	CR	Conservation Residential / Single-family
West -	CR	Conservation Residential / Single-family

COMPREHENSIVE PLAN Recommends large- or single-family development for this site.

THOROUGHFARE PLAN The Official Thoroughfare Plan indicates that County Road 200 East is a collector road.

LEGAL NOTICE June 25, 2008

Findings of Fact:

1. *Would the approval be detrimental to the public safety, health, or welfare?*
No. Staff cannot identify any potential hazards by granting this request.
2. *Would the approval of this petition be injurious to the reasonable use and development of other property?*
No. The property is and would continue to be used for residential purposes.
3. *Are the conditions of this request unique to this specific property, which would not be applicable to other property?*
No; however, the intent of the zoning district for which it is located is being maintained.
4. *Would the strict application of the regulations of the ordinance result in a practical difficulty in the permitted use of the property?*
No, the property could still be used for residential purposes without the grant of this request.

ZONING HISTORY

Administrative Plat 2006-245, 4785 North CR 200 East, creation of 1 residential lot, approved.

CAW

Member Newman made a motion based on staff recommendation to approve Petition: #08-W-597. Member Likens seconded. The vote was unanimous in favor of the motion. **Petition: #08-W-597 was approved.**

2. Miscellaneous

A. Ordinance Revision: Will be discussed at the August, 2008 meeting.

B. Budget Review:

Director Wilson told the board this year's budget is less than what was actually approved for 2008. The council took what was approved for 2007 except #360, which was increased from \$900 to \$2,000 and #440 - \$5,152 and increased it to \$11,652 and approved it for 2008. Also, we are taking the second Building Inspector and making it into a part time position thus reducing the pay scale on it.

For 2009 we increased #330 by \$1,000 and for #390 we increased \$500 for the new GIS mapping software that will be needed. Line item #440 was decreased to \$7,000. The salary we asked for a six percent increase.

After some discussion by board Member Wilson a motion was made lowering the salaries to a three percent raise as opposed to six percent increase.

Member Newman seconded the motion.

The vote was unanimous in favor of the motion.

Mr. Shine informed the board that it was time for Director Wilson's evaluation for his position. When he was hired in the board decided to have a review in six months. Along with this review there will be a pay increase and also a pay increase when he received his A.I.C.P. certification.

There will be a committee meeting on this after this meeting so we will have that to submit at our next meeting.

The board briefly discussed the slow down of permits for this year and also discussion on wind turbines.

It was the consensus of the board to adjourn.

Adjournment: 10:30:27 A.M.

Bill Maxwell, President

Beverly Guignet, Secretary