

MINUTES
REGULAR MEETING OF PLAN COMMISSION

December 3, 2019 at 5:30 P.M.

Jefferson County Courthouse
Annex Bldg., Surveyor's Office
315 Jefferson St., Madison, IN 47250

MEMBERS PRESENT: WARREN AUXIER, Vice-President, VIRGINIA FRANKS, JERRY YANCEY, GENE RIEDEL, RAY DENNING, and JASON GOLEY

VISITORS PRESENT: LONNIE OLSON, LEWIS HANDLON, CHRISTINA WILSON, KIRBY GUNTER, TINA GUNTER, KAY GROSS, and FRED STILWELL arrived around 5:50 p.m.

STAFF PRESENT: PAT MAGRATH, Attorney, JIM DIERDORF, Zoning Enforcement Officer, and LYNETTE ANDERSON, Secretary

Vice-President Warren Auxier called the meeting to order. A quorum was present with Jeff Dagher, David Bramer and Dennis Bowyer absent. Virginia Franks made a motion to approve minutes from November 6, 2019. Gene Riedel seconded the motion. Motion passed unanimously. There were no communications or any new business.

Current business as follows:

Handlon property on Polk Road: Attorney Pat Magrath provided copies of the certified letter served by Sheriff. Lewis Handlon, property owner, said the property is getting cleaned up, no one is living in the campers, some of the campers are gone and his son-in-law will be getting the rest of the campers and cars out as soon as the ground dries up. Ray Denning and Virginia Franks said they would like thirty (30) days to see more improvements; the board agreed. Mr. Handlon also said the driveway use is going to stop/has stopped (he is referring to Lonnie Olson's driveway; the occupants have been illegally using & destroying Mr. Olson's driveway; Lonnie Olson is an adjoining property owner). Warren Auxier asked Mr. Olson if he would like to say anything. Mr. Olson said the property is getting cleaned up some and the usage of his driveway has slowed a little, but a mess is a mess. Mr. Olson also said if they are getting the campers/trailers and cars out and put things back to the way it was, he is fine with that. Warren Auxier said Jim Dierdorf, Zoning Enforcement Officer, will visit the property to make sure more improvements/clean up is getting done before the next meeting on January 7, 2020, and asked for Mr. Handlon to come to that meeting to discuss the progress that is made on it. Mr. Auxier told Mr. Handlon just picking up the junk tires and trash goes along way. Gene Riedel made a motion to table this item until the next meeting on January 7, 2020. Ray Denning seconded the motion. Motion passed unanimously. *Fred Stilwell arrived at the meeting around 5:50 p.m.; the Handlon

property had already been discussed. Mr. Auxier updated Mr. Stilwell on the above discussion. Mr. Stilwell thanked the board and asked if the board could put “a little more teeth” into the ordinances because no one pays any attention to it; make a more strict ordinance. Mr. Auxier told Mr. Stilwell that the board is limited to certain laws and protecting property owners’ rights as well, but that we could do a better job responding quicker when these types of issues come up.

Gunter property on New Bethel Road: Attorney Pat Magrath provided copies of the certified letter served by Sheriff. Tina Gunter told the board they assumed everything was ok to put the trailer on the property because a house had been there before. When they were told the trailer was in violation, they tried to buy some adjoining land. Since then, they have sold the trailer. Kirby Gunter, property owner, said he has sold the trailer and is waiting on the person to get it picked up. Tina Gunter said the ground is too soft to get it moved right now. Mr. Gunter also said he had no intention to use the trailer except for storage. Mr. Gunter said within the next 30 days the trailer will be gone. Ray Denning made a motion to table this item until the next meeting on January 7, 2020. Virginia Franks seconded the motion. Motion passed unanimously.

Comprehensive Plan: Waiting until January for an update.

Solar and Wind Ordinances: Warren Auxier mentioned to the board about putting together a small team to explore a solar energy ordinance for Jefferson County. Mr. Auxier said he will chair the team. Jason Goley, Virginia Franks and Ray Denning volunteered to be on this team.

Recommendations for Vacancy: Jerry Yancey’s term expires and he is not seeking re-appointment. Warren Auxier thanked Jerry Yancey for his many years of service on the board; he will be missed. The Commissioners make the appointment, but we may make recommendations. There was discussion about the regulations on appointments, (i.e., five citizen members of whom not more than three may be of same political party, etc). Two names were mentioned as recommendations. They were David Ferguson and Dennis Bowyer. Warren Auxier is going to speak with both David Ferguson and Dennis Bowyer; Lynette Anderson, secretary, is to wait to hear back from Mr. Auxier before recommending David Ferguson and Dennis Bowyer to the Commissioners. *(After the meeting, Warren Auxier and Lynette Anderson came to the conclusion that Dennis Bowyer is not eligible for recommendation.)* Virginia Franks asked if her expiration dates of her terms could be changed so they would be the same for both the BZA and Plan Commission. As it is now, Virginia’s term on the BZA expires one year prior to the PC. Pat Magrath said he would look into this.

Other business/misc items not on agenda as follows:

- Gilstrap property: Pat Magrath said we already received a default judgment and we are scheduled for a damages hearing on December 13, 2019.
- Jim Dierdorf updated the board on the Christopher Stearns property located at 6426 N Halls Ridge Road; the trailer still has not been moved. Pat Magrath is to send a letter stating the trailer needs to be removed and if not removed, then subject to fines.

- Ray Denning complimented Jim Dierdorf on the job he is doing. Virginia Franks thanked Jerry Yancey.

Vice-President Warren Auxier asked if there is anything else that needs to be mentioned or discussed. There was nothing further. Jerry Yancey moved for a motion to adjourn the meeting. Gene Riedel seconded the motion. Motion passed unanimously. The meeting was adjourned.

Next meeting: Tuesday, January 7, 2019 *joint meeting with the BZA at 5:15 p.m.

Minutes prepared by: Lynette Anderson
Lynette Anderson, Secretary

APPROVED THIS 7 DAY OF January, 2020.

JEFFERSON COUNTY PLAN COMMISSION

BY: Warren A. Auxier
WARREN AUXIER, Vice-President