

**MINUTES**  
**REGULAR MEETING OF PLAN COMMISSION**

**January 7, 2020 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, DENNIS BOWYER,  
VIRGINIA FRANKS, DAVID BRAMER, GENE RIEDEL, RAY  
DENNING, JASON GOLEY and JEFF DAGHIR

VISITORS PRESENT: CHRIS STEARNS, CHRISTINA WILSON, LEWIS HANDLON,  
MICHELLE BRAYDEN and BILL PETTITT

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

Vice-President Warren Auxier called the meeting to order. A quorum was present with no one absent. Virginia Franks made a motion to approve minutes from December 3, <sup>2019 - ma</sup> 2020. Gene Riedel seconded the motion. Motion passed unanimously. There were no communications or any new business.

Current business as follows:

**Election of Officers:** Warren Auxier was nominated as President; there were no other nominations. Virginia Franks made a motion to elect Warren Auxier as President. Dennis Bowyer seconded the motion. Jeff Dagher moved for a motion to close the nominations. Gene Riedel seconded the motion. The motion passed unanimously. Dennis Bowyer made a motion to nominate Jeff Dagher as Vice-President; however, Jeff Dagher announced to the board his resignation effective Wednesday, January 8, 2020. Dennis Bowyer nominated David Bramer as Vice-President. Ray Denning seconded the motion, (when reviewing the meeting on MadisonTV15, Ray Denning seconded the motion, but when Lynette Anderson asked who seconded the motion, Gene Riedel said he did. Either way, the motion was seconded). There were no other nominations. Virginia Franks moved for a motion to close the nominations. Ray Denning seconded the motion. The motion passed unanimously. Warren Auxier as President and David Bramer as Vice-President for the year 2020 passed unanimously.

**Handlon property on Polk Road:** Jim Dierdorf looked at the property, took pictures and said there was very minor progress done. Warren Auxier also looked at the property today and there still is a great amount of work that needs to be done. Mr. Handlon said they are working on the property but sickness and the weather have been an issue. Christina Wilson said he got two

vehicles out. Mr. Handlon said they are trying to get it done. Warren Auxier asked about one of the campers being lived in. Mr. Handlon said she (the occupant) is getting ready to move. When asked, Mr. Handlon said another thirty (30) days would help them get the property cleaned up. Adjoining neighbor, Michelle Brayden, addressed the board of her frustration and several violations, such as burning tires, mattresses, blankets and other “ungodly stuff that shouldn’t be burning.” Ray Denning mentioned there is a trust issue because at the last month’s meeting, the board was told no one was living in the campers and now at this meeting, we are told someone is still living in one of the campers. Christina Wilson replied that she (the occupant) comes and goes. Mr. Auxier told Mr. Handlon as property owner he has control over that situation and the occupant should have been told she can no longer live there. Jim Dierdorf asked how many vehicles are on the property. It was determined there are more than eight (8) vehicles. Jim Dierdorf said at the end of thirty (30) days at least half of those vehicles need to be gone. Mr. Handlon said they will be gone. Jim Dierdorf asked where the campers are being moved to and Ms. Wilson said they are going to Jones Road. Mr. Dierdorf told Ms. Wilson and Mr. Handlon to tell Terry he cannot put the campers on Jones Road; they need to be moved out of the county. Gene Riedel made a motion to table this item for next month’s meeting on February 4, 2020. Jeff Dagher seconded the motion. The motion passed unanimously.

**Gunter property on New Bethel Road:** The trailer is moved. However, it has been moved to a location causing another violation. Jim Dierdorf is going to look into this.

**Bill Pettitt for Dean Ford:** Bill Pettitt, licensed surveyor, representing Dean Ford on subdividing property located at 9589 W SR 356. After much discussion, it was decided to split off the house and 2.3 +/- acres under the one split per 365 days rule which would leave three (3) tracts over twenty acres. There is an exception under the subdivision ordinance that roads do not have to be addressed if lots are over twenty (20) acres. No houses are going to be built on this property. Dean Ford only wants to split the property as 1) hunting ground approx 84 acres; 2) tillable farm ground approx 73 acres; and 3) barns and out buildings approx 44 acres. Bill Pettitt is going to draw up a plat plan and an application will be filed. Depending on when the application is turned in, notices given, etc., a special meeting on February 18, 2020 may take place; otherwise, the application will be reviewed at the March 3, 2020 meeting. It was determined that the preliminary and final can be done at the same meeting.

**Christopher Stearns property:** Christopher Stearns said he is done with the trailer and will tear it apart/destroy it by the summer.

**Comprehensive Plan:** David Bramer said the collection of input is about done. David Ferguson is talking with Purdue Agricultural Economic Development Group on January 30, 2020. David Bramer is going to talk with the Town of Hanover sometime soon to see if they want to provide some input. David Bramer is hopeful there is a draft plan by the end of January to mid-late February.

**Solar Ordinance:** The solar ordinance committee consists of Jason Goley, Virginia Franks, Ray Denning and Warren Auxier as Chairman. This committee will meet after the Plan Commission Executive Session, approximately at 6:30 p.m. on February 4, 2020.

Other business/misc items not on agenda as follows:

- **Two-Mile Buffer Zone:** There was much discussion on zoning for the buffer zone. David Bramer said not all the homework was done before passing the Amended Ordinance 2019-06, which states “the Board of Commissioners created a new map of the area of the zoning enforcement removing the two-mile buffer zone.” Warren Auxier asked Mr. Bramer for clarification on how this office needs to handle building permits, etc., in the buffer zone. Mr. Bramer said until it gets worked out, customers in the buffer zone need to go to either the Town of Hanover or the City of Madison; this office is not to issue anything within the buffer zone. *(On Thursday, January 9, 2020, at the Commissioners’ meeting, it was determined the buffer zone is put on hold for 180 days)*
  
- **Extension Educator:** Jason Goley updated the board on the status of the Extension Educator. There was one interview but it was cancelled. No other prospects at this time.

President Warren Auxier asked if there is anything else that needs to be mentioned or discussed. There was nothing further. Ray Denning moved for a motion to adjourn the meeting. Jeff Dagher seconded the motion. Motion passed unanimously. The meeting was adjourned.

**Next meeting: Tuesday, February 4, 2020**

Minutes prepared by: Lynette Anderson  
Lynette Anderson, Secretary

APPROVED THIS 4<sup>th</sup> DAY OF February, 2020.

JEFFERSON COUNTY PLAN COMMISSION

BY: Warren Auxier  
WARREN AUXIER, President