

**MINUTES**  
**REGULAR MEETING OF PLAN COMMISSION**  
**September 1, 2020 at 5:30 P.M.**  
Held at the Brown Gym, 100 Broadway, Madison, IN 47250

MEMBERS PRESENT: WARREN AUXIER, President, VIRGINIA FRANKS, DAVID BRAMER, GENE RIEDEL, DAVID FERGUSON, BRITT COPELAND and MIKE PITTMAN

VISITORS PRESENT: NONE

STAFF PRESENT: PAT MAGRATH, Attorney, and LYNETTE ANDERSON, Secretary, (Jim Dierdorf on medical leave)

President Warren Auxier called the meeting to order. He welcomed new member, Britt Copeland, to the board. Britt is the new County Extension Agent. Thank you to Jason Goley who stepped in as interim member. A quorum was present with Ray Denning absent. Virginia Franks made a motion to approve regular meeting minutes from July 7, 2020. David Ferguson seconded the motion. Motion passed unanimously. There were no communications or any new business.

Current business as follows:

**Comprehensive Plan:** David Bramer will send a hard copy of the first draft of the Comp Plan to the members. The Plan is still in the revision stage.

**Explanation of Nuisance & Zoning & 2 Mile Buffer Zone:** There has been some confusion on who has authority over the nuisance complaints, zoning violations within the county and within the 2-mile buffer zones. When the Commissioners adopted Section 11.05 from the Zoning Ordinance, it was not the Commissioners' intent to take over the county, but only the 2-mile buffer zones of Madison & Hanover; this is where the confusion lies, as well as there was a recommendation in the Comp Plan to move the nuisance and zoning violations from the Plan Commission to the Commissioners. Pat Magrath explained to the board the property maintenance code. He also said in June the Commissioners passed Ordinance 2020-04. Pat recapped: the county planning and zoning has statutory jurisdiction and ordinance jurisdiction over the entire county other than the municipalities that have established their own zoning ordinance-their own zoning boards. And those municipalities are allowed to extend the reach to a two-mile fringe around the municipality (Hanover and Madison are the municipalities we are talking about). The property maintenance code passed by the Commissioners is general; it does not say that it is limited to just to the 2 mile buffer, and that is where some of the confusion comes from. We have two ordinances that both overlap in the area of the Plan Commission and the Commissioners. Warren Auxier said by the Commissioners adopting the property maintenance code it is a big step for the citizens who live within the 2-mile buffer zones, as they

had nowhere to turn to since the city/town and the county had no ordinances in place for the 2-mie buffer. Warren Auxier also mentioned that he would like to see this discussion move forward with Plan Commission and County to move this nuisance over to the County Commissioners' side, to enforce fines and put some teeth to this ordinance. Pat Magrath mentioned the county has the Unsafe Building Code and there may be some overlap that could be explored with the Property Maintenance Code as the Unsafe Building Code might have some of the teeth that together may work well.

**Updates on Violations:**

- Once Jim Dierdorf gets back to work, he is to review the old/pending violations and bring a report back to the board at the next meeting.

Other business/misc items not on agenda as follows:

- Solar: Putting on hold
- There is still a vacancy on the board. There has to be a political balance on the board.
- For 2021, there will be some board members whose terms will be up for re-appointment or replacement. Gene Riedel's term is up at the end of the year and Virginia Franks had mentioned she may end her term one year early in 2020 instead of 2021. This needs to be discussed in the October & November meetings.
- **Next meeting: Tuesday, October 6, 2020 at 5:30 P.M. Location TBA**  
**\*\*The October 6<sup>th</sup> meeting will be held at the 4-H Community Building, 3767 W SR 256, Madison, IN 47250.\*\***

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

Minutes prepared by: Lynette Anderson  
Lynette Anderson, Secretary

APPROVED THIS 6 DAY OF October, 2020.

JEFFERSON COUNTY PLAN COMMISSION

BY: Warren A. Auxier  
WARREN AUXIER, President