

MINUTES
REGULAR MEETING OF PLAN COMMISSION

October 4 2022 at 5:30 p.m.

Held at the Jefferson County Surveyor's Office, 315 Jefferson St.,
Annex Bldg., Madison, IN 47250

MEMBERS PRESENT: WARREN AUXIER, President, MIKE PITTMAN, DAVID FERGUSON, RAY BLACK, DAVID BRAMER , LISA HAMMOCK, GENE RIEDEL and BRITT COPELAND

STAFF PRESENT: JOSH CLINE, Enforcement Officer, and LYNETTE ANDERSON, Secretary

GUESTS: JEFFERSON COUNTY COMMUNITY TV

President Warren Auxier called the meeting to order. A quorum was present with Jenny Beverly absent (David Bramer came in shortly after rollcall). Ray Black made a motion to approve regular meeting minutes of August 2, 2022. Lisa Hammock seconded the motion. Motion passed unanimously.

Current business as follows:

- **Updates from Josh:** **1. Gullion:** property is in Deputy; there is 6-7 feet tall Johnson Grass on the property. Josh can't get anyone to respond to his communications. It is said the owner is deceased and the son is incarcerated. Josh would like to begin court proceedings. The board decided to reach out to the attorney representing the owner's son with the hopes of getting some information for a contact to be able to cut/destroy the Johnson Grass. **2. Handlon:** this property is getting cleaned up. **3. Neff:** trash is getting cleaned up; there is a dumpster out there. **4. Townsend:** the court has issued an order for the house to be torn down from 90 days of order, which is approximately December 20, 2022. Josh has received a bid from a contractor to tear down the house; we are just waiting on the 90 days. **5. Stewart:** some progress is being made, some cars are being removed, there are still some trailers out there. **6. Petro:** there were three trailers on the property. One has been removed; still waiting on the other two be removed/torn down. **7. Chelsea Jubilee area:** progress is being made with clean up, it's getting better. **8. Brooksborg:** it is improving; it takes time as it took a lot of time for it to get in the shape that it is in. **9. Gilstrap:** two dumpsters have been moved out, one of them was full of tires, and the third dumpster is out there now. Mr. Gilstrap is still bringing stuff in; it is still a battle with cleaning up vs more stuff being brought in. **10. Chelsea area:** a trailer was moved in without any permits. Josh is talking with the owners about getting the proper permits, etc.

New Business as follows:

- **Revising zoning ordinances:** The consultant is working on putting together a rough draft. Once we receive the rough draft, we will get it out to the board for review. Some of the major proposed changes are the lot size from 1.72 to 1.15 acres, road frontage from 300 feet

to 200 feet, subdivisions that do not require new internal roads (using county roads as access) currently require 20 acre lots- the proposed change is 10 acre lots, subdivisions with the density of greater than one house per one acre will require curbs and sidewalks, square footage of homes is 600 square feet with the option of applying for a variance for a Tiny Home. And for the solar ordinances, we are limited due to the state guidelines. If the land was rezoned from AG to Industrial, it would not benefit from a higher tax rate because after talking with the Assessor, the assessment goes off the Use of the land not the Zone of the land. Also a bond will be required if/when solar structures are torn down/cleaned up to put land back to its original state. Gene Riedel asked on the basis of a new home, if sewer is available are you required to hook on to sewer or can you have a septic tank? There was some discussion, but the board is not sure of the answer to that question.


- **Storm Water Update:** Mike Pittman told the board Governor Holcomb signed the Declaration for Disaster. He, Josh and Bobby Little surveyed the flood damage. Warren mentioned the Commissioners signed the Resolution to waive building permit fees for those building back from the flood.

Other business/misc items not on agenda as follows:

- **Next Meeting: Tuesday, November 1, 2022 at 5:30 P.M., at the Jefferson County Surveyor's Office, 315 Jefferson St., Annex Bldg., Madison, IN.**

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

Minutes prepared:

BY: 
Lynette Anderson, Secretary

APPROVED THIS 1 DAY OF November, 2022.

JEFFERSON COUNTY PLAN COMMISSION

BY: 
WARREN A. AUXIER, President