PLANNING & ZONING COMMISSION MINUTES
VILLAGE OF MADISON
Regular Meeting
December 8, 2014

Regular Planning & Zoning Commission Meeting

Chairman Rob Johnson called the Regular Planning & Zoning Commission Meeting to order at 7:05PM.

Roll Call

Planning and Zoning Commission members in attendance: Mr. Mark Vest, Mr. Dan Donaldson and Mr. Rob Johnson. Law Director Mr. Joe Szeman and Administrator Dwayne Bailey were also in attendance. Mayor Britton and Mr. Jerry Gardner were absent.

Approval of Minutes

Mr. Johnson presented meeting September 8, 2014 minutes for approval.
Motion made by Mr. Vest and seconded by Mr. Donaldson.
Questions/Discussion: None
Roll call on approval: 3 yeas, motion carried.

Old Business – None

New Business – Parking – Mr. Szeman provided the marked up text of the code and provided details including the topic of landscaping and buffers, both residential and commercial. He commended LakeTran for the landscaping surrounding their parking area on Watertower Drive. Mr. Szeman stated the new code is ADA compliant including ramps and restriping where necessary.

New construction and reconstruction would be bound by the new code once approved.

Hotels would be a 24/7 usage so that needs to be taken into consideration.

Number of spaces is going to be flexible in the new code. Mr. Bailey stated that he believes this will be helpful to deal with situations on a case by case basis. Parking ratios were discussed.

Structure parking, unlicensed vehicles and RV's are addressed in the new code. Inoperable, disabled and project vehicles were discussed including storage of said vehicle. Limit of number of disabled/inoperable vehicles permitted in a garage was struck from the proposed code.

Permitted parking surfaces were discussed. It was stated that parking on a lawn is not a violation in the current code.

Garages being converted into living space were discussed including change in use permits.

Mr. Szeman stated that car ports are not permitted within the Village.

It was decided to review the front and rear setbacks that are in place and revisit that topic at the next meeting.

The commission discussed the gross vehicle weight of boats, RV's, etc. as well as construction and landscaping equipment. The commission decided to research further. It was discussed whether the new code would specify that all watercraft must be on a trailer.

Legal non-conforming use was discussed.

Agricultural parking requirements and usage were discussed.

Fences, vegetative hedges, buffers and vision impairing objects were discussed.

Planters being used for curbing discussion took place.

Acceptable planting material was discussed.

Shared parking was briefly discussed including enforcement authority.

Parking in the Historic District overlay was discussed.

Mr. Szeman asked the commission to forward him any other items they would like to see addressed that have not already been noted.

Parking in the lot behind the former fire station was discussed including the possibility of contacting a landscape architect for advisement as to improving the area as needed.

Other Comments: None

NEXT MEETING
The next scheduled meeting of the Planning and Zoning Commission is Monday, January 12, 2015.

With no other business before Planning and Zoning Commission, a motion for adjournment was made by Mr. Vest and seconded by Mr. Donaldson at 9.02pm. Motion passed unanimously with 3 yeas. Meeting adjourned.

Rob Johnson
Planning & Zoning Commission Chairman

Sam Britton, Jr., Mayor

2-9-15
Date