PLANNING & ZONING COMMISSION MINUTES
VILLAGE OF MADISON
Regular Meeting
May 11, 2015

Regular Planning & Zoning Commission Meeting

Chairman Rob Johnson called the Regular Planning & Zoning Commission Meeting to order at 7:01PM.

Roll Call

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

Approval of Minutes

Mr. Johnson presented April 13, 2015 meeting minutes for approval.
Motion made by Mr. Vest and seconded by Mr. Gardner.
Questions/Discussion: None
Roll call on approval, 3 yeas, motion carried.

Council Report – Mr. Vest stated that the public hearing for the parking code will be June 1, 2015. Council tabled the ordinance until the public hearing is held.

Old Business – Bear Path – Mr. Adam Wujnovich from Ryan Homes made a presentation at the last Planning and Zoning meeting. The area is currently bank owned. Mr. Szeman had hoped to have the property owner initiate the zoning change and not Ryan Homes. Mr. Adam Wujnovich stated that a contract is being completed between Ryan Homes and the property owner. Mr. Szeman added that he feels comfortable with Planning and Zoning recommending the proposed changes to the R-3 zoned areas of the Village.
Motion to recommend approving the zoning change "In the R3 district, single story building's minimum floor space is to change from 1,700 sq. ft. to 1400 sq. ft. and two story buildings change from 1,900 sq. ft. to 1600 sq. ft." by Mr. Vest, seconded by Mr. Gardner.
Questions/Discussion: Mr. Bailey stated that this will be presented to Council and it will need to follow the three (3) reading rule. He added that a public hearing will also need to be held by Council. If approved, it will go into effect thirty (30) days after passage.
Roll call on approval, 3 yeas, motion carried.

New Business: **600 Sunset Oval** Mr. and Mrs. Wickham requested to put up a split rail fence on the south and north side of their property. Mr. Bailey stated that the Wickham's did not want to pursue having a survey completed and do not feel that they would have the support from their neighbors to sign off on the plat. They submitted documentation providing confirmation that they are aware of the pins marking their property lines. Discussion of liability of fence placement was had. Mr. Szeman stated a permit does not give permission to build the fence on someone else's property. If a neighbor chooses to have a survey and it is determined that the fence is on their property, then the Wickham's would be responsible for moving the fence. Mr. Wickham confirmed. Mr. Wickham stated that he is planning on

placing the fence no more than three (3) inches off the property line. He stated that there is an additional house on his cul-de-sac and the homes are closer than on the other streets in the area.
Motion to approve the Administrator to issue a zoning permit allowing placement of the fence on the property as submitted by Mr. and Mrs. Wickham made by Mr. Gardner, seconded by Mr. Vest.
Questions/Discussion: None
Roll call on approval, 3 yeas, motion carried.

Other Comments: None

Visitor Participation: None

NEXT MEETING
The next scheduled meeting of the Planning and Zoning Commission is Monday, June 8, 2015.

With no other business before Planning and Zoning Commission, a motion for adjournment was made by Mr. Gardner and seconded by Mr. Vest at 7:23pm. Motion passed unanimously with 3 yeas. Meeting adjourned.

Rob Johnson **Planning & Zoning Commission Chairman**	**Mark V. Vest** **Co-Chairman**	10/12/15 **Date**