

The Madison County Plan Commission on the above date at 9:30 A.M. with Bill Maxwell, President, presiding.

Members Present: Bill Maxwell, Paul Wilson, John Randall, Jr., Scott Tischler, John Orick, Mary Gary, Brad Newman and Wesley Likens.

Members Absent: Alan Esche.

Also Present: Michael Hershman, Executive Director. Judy King, Plan Reviewer, Gerald Shine, Jr., Attorney, and Beverly Guignet, Secretary.

Current Business

1. Roll call was taken and one member, Alan Esche was absent.
2. The minutes of the preceding meeting were distributed to each member prior to the meeting. Mr. Randall made a motion to approve the minutes with the corrections as stated. Mr. Gary seconded the motion. The vote was unanimous in favor of the motion.

New Business

1. Petition #452 of Charles & Ellen Hampton and C. Alan Helms, landowners, and Centex Homes, petitioner, for Detailed Development Plan Approval for Hamptons, Phase 1. This property is zoned “PD” and is located south of Co. R. 800S and east of St. Rd. 13 in Green Twp. and containing 200 acres more or less.

Mr. Hershman informed the board items one and two are related and can be discussed at the same time but voted on separately.

Mr. Hershman said, the applicant is also applying for preliminary plat for the development. The Commission will forward a recommendation to the Board of County Commissioners for the Plan.

The detailed development plan is for the entire development and is comprised of 13 sections. The Board of County Commissioners approved the conceptual development in January 2006. There were a few changes from the standards contained in the conceptual development plan. The development now contains an area in the northeast corner for a library. The central amenities area has been fleshed out.

The Technical Review Committee is forwarding a recommendation for approval from the March 13, 2006 meeting. This was for both the Detailed Development Plan and the Preliminary Plat.

We will approve or deny the preliminary plat and forward a recommendation on the detailed development plan to the Commissioners.

Two road names had to be changed as they were in conflict with other road names in the county. We have reached an agreement for them to change those names.

John Isaacs and Steve Hardin, Attorney were present representing the petitioners.

Mr. Isaacs informed the board they would like to start some time in July putting models homes in late this year and production to start sometime early next year.

We are working out drainage arrangements with CP Morgan. CP Morgan has agreed to grant an easement for the drainage water.

There is an annual cap that they can't build over a certain number of homes each year.

There is one more legal drain hearing prior to the construction plan approval.

There are also agreements on masonry and other items.

There will be 682 home sites. The assessed value in the neighborhood is around 60 to 85 million.

Greg Valentine was present representing the Green Township Trustee Assessor.

Mr. Valentine said, he was concerned about widening the streets and the retention ponds.

We have not reached a contract with them concerning Fall Creek Regional Waste District but we have been working with them and feel we will reach an agreement.

There were no remonstrators present.

Mr. Likens said, I move to forward Petition #452 of Charles & Ellen Hampton and C. Alan Helms, landowners, and Centex Homes, petitioner, for Detailed Development Plan for Hamptons, Phase 1 per the staff recommendations to the County Commissioners with a favorable recommendation.

Mr. Tischler seconded the motion.

The vote was unanimous in favor of the motion. Petition #452 of Charles & Ellen Hampton and C. Alan Helms, landowners, and Centex Homes, petitioner, for Detailed Development Plan for Hamptons, Phase 1 was forwarded to the County Commissioners with a favorable recommendation.

2. Petition #453 of Charles & Ellen Hampton and C. Alan Helms, landowners, and Centex Homes, petitioner, for Preliminary Plat Approval for Hamptons, Phase 1. This property is zoned "PD" and is located south of Co. R. 800S and east of St. Rd. 13 in Green Twp. and containing 200 acres more or less. This plat contains 682 lots.

John Isaacs and Steve Hardin, Attorney were present representing the petitioners.

There were no remonstrators present.

Mr. Wilson said, I move to approve Petition #453 of Charles & Ellen Hampton and C. Alan Helms, landowners, and Centex Homes, petitioner, for Preliminary Plat for Hamptons, Phase 1 as presented.

Mr. Orick seconded the motion.

The vote was unanimous in favor of the motion. **Petition #453 of Charles & Ellen Hampton and C. Alan Helms, landowners, and Centex Homes, petitioner, for Preliminary Plat for Hamptons, Phase 1 was approved.**

3. **Petition #455 of Candace Stebbins for a waiver for relief of width to depth ratio.** This property is zoned “R2” and is located on the east side of Co. Rd. 200E approx. 2/3 mile north of Co. Rd. 100N in Union Twp. and containing 80 acres, more or less.

Mr. Hershman said, houses characterize the surrounding area. Rangeline Community Center is in the near vicinity. The site is a house lot at the end of a lane. Further, there are existing, nonconforming, residences on the property.

The waiver is making the request in order to divide off 6.4 acres. The property is being divided in order sell along with other houses and lots along the road. If the waiver were granted, the applicant would then proceed with an administrative plat. The Ordinance requirement for maximum lot depth is 2.5x the width at the front building line.

John Manship, Surveyor was present representing the petitioners.

Mr. Manship informed the board everything will be finalized.

There were no remonstrators present.

Mr. Likens said, I move to approve Petition #455 of Candace Stebbins for a waiver for relief of width to depth ratio per staff recommendations.

Mr. Orick seconded the motion.

The vote was unanimous in favor of the motion. **Petition #455 of Candace Stebbins for a waiver for relief of width to depth ratio was approved.**

4. Miscellaneous

Review of topics discussed at the March MCPC meeting.

Mr. Hershman said, as per our last meeting a series of topics were discussed. Before the actual Ordinance Amendments this commission needs to confirm its decisions. If everything is the way the Commission wants the Ordinance Amendments will be heard in May.

The proposed changes are as follows:

1. Potential lots shown on a preliminary plat. The Commissions decision was to amend the Ordinance to make showing these lots optional instead of mandatory. **Board approved.**
2. Changes to the administrative plat procedure. Changes will be made as outlined in the letter. The Ordinance will be amended to reflect the changes in procedure. **Board approved.**

3. Private drives for single lots. **Nothing was decided on this issue.**
4. Technical Review Committee. The TRC calendar has been changed to better coordinate with the Planning Commission. The TRC hearing rezoning requests, **the Commission decided to keep things as they are.**
5. Adding ground to and replatting several lots in Maryland Gardens. It was determined to have the TRC review the case as part of a replat. **It was decided to leave these types of decisions to the discretion of the Planning Director.**
6. CFO (Confined Feeding Operations) CAFO (Concentrated Animal Feeding Operation). The Ordinance addresses CFOs in the Farm Animal Standards. The Ordinance does not define what a CFO is. The Ordinance does place limits such as only allowing them as a special use in the AP, AG and LI zoning districts. The Ordinance requires a minimum of 40 acres. All structures, including waste lagoons need to be set back 100 feet from all property lines. CFOs cannot be located closer than 1,320 feet to any residential zoning district. The Indiana Department of Environmental management (IDEM) has established thresholds for number of animals for both CFOs and CAFOs. We can add the threshold numbers from IDEM to the current section regarding CFOs. I think it is wise just to establish the threshold numbers from IDEM for CFOs or CAFOs.

After some discussion Mr. Wilson said why don't we have a subcommittee.

Mr. Wilson said, I make a motion that we put Randall, Orick and Likens on a subcommittee to research this issue and get back with the board.

Mr. Newman seconded the motion.

The vote was unanimous in favor of the motion. A subcommittee was appointed to look into the CAFOs and CAFOs.

Mr. Orick made a motion, seconded by Mr. Gary to adjourn. The vote was unanimous in favor of the motion.

Adjournment: 9:34:32 A.M.

Bill Maxwell, President

Beverly Guignet, Secretary