

Madison County Planning Commission

The Madison County Planning Commission is an advisory plan commission organized and empowered by Indiana State Law. Its purpose is to advise the Madison County Board of Commissioners on development regulations and implement those regulations as adopted and revised by the County Commissioners. The regulations govern land use and building construction in the unincorporated areas in Madison County.

The Commission is comprised of nine members. Five members are citizens of the community and are appointed by the Board of County Commissioners to four-year terms. Four members are on the Commission because of their position. These members include a representative from County Council, a County Commissioner, County Surveyor and County Extension Agent. They serve as long as they are appointed or remain in office. The Commission meets the second Tuesday of the month. A special meeting can also be called.

The Commission makes recommendations to the County Commissioners regarding zoning map amendments (rezonings), replats, conceptual development plans, and detailed development plans. A map amendment or rezoning is an actual change to the zoning map. This is done in order to change the use of a property. Conceptual and detailed developments plans are part of the planned unit development process.

The Commission approves preliminary plats and waivers of the development standards. Preliminary plats are a step in the major subdivision approval process and provide the basic layout of the subdivision. Waivers are a means varying the development standards for a new lot. This includes waiving the public sewer and/or water requirement, or the maximum lot depth requirement for lots in a new development. For more information regarding the types of cases the Commission hears, please check the link on the website for the Ordinance.