

(TO BE APPROVED & ADOPTED 04/07/09)

**MADISON COUNTY
PLANNING AND ZONING**

Public Hearing Minutes

March 17, 2009

MEMBERS PRESENT:

Chairman Wayne Douglas
Vice-Chairman Wendell Hanley
John Stuedemann
Nick Paski
Steve Ellis
Gabe Martin

MEMBERS ABSENT:

OTHERS PRESENT:

Cheryl Jensrud, Planning and Zoning Clerk
Linda Fortson, Zoning Administrator

The Madison County Planning and Zoning Commission held their date public hearing in the public meeting room of the Madison County Government Complex on Tuesday March 17, 2009. Chairman Wayne Douglas called the public hearing to order as 6:30 p.m.

Open and Welcome/Introductions

Reading of Required Statements

No member of the Planning and Zoning Commission indicated any conflict of interest for the public hearing schedule for March 17, 2009.

Approval of minutes from February 2009 Business Meeting.

The minutes were approved and adopted with corrections by consent.

Chairman Wayne Douglas stated that agenda items 3, 5 and 6 would be heard first. agenda item 4 was withdrawn. Agenda item 2a and 2b would be table until April Public Hearings.

The first scheduled public hearing concerned a request by Chairman Wayne Douglas, changes to the Zoning Ordinance.

Section 10: Sign Ordinance

There was no public comment.

The public hearing was closed and a special session of the Madison County Planning and Zoning Commission was opened at 6:55 p.m.

Mr. John Stuedemann made a motion to recommend approval of the rezone request as submitted to the Madison County Board of Commissioners.

Mr. Gabe Martin seconded the motion.

The vote to recommend approval of the request to the Madison County Board of Commissioner was a unanimous vote of 6 to 0.

Section 6.6.3: Occupying a RV or camper.

Section 6.6.4: Temporarily occupying a RV or camper.

There was no public comment.

The public hearing was closed and a special session of the Madison County Planning and Zoning Commission was opened at 6:55p.m.

Mr. Steve Ellis made a motion to recommend approval of the rezone request as submitted to the Madison County Board of Commissioners.

Mr. Wendell Hanley seconded the motion.

The vote to recommend approval of the request to the Madison County Board of Commissioner was a unanimous vote of 6 to 0.

Section 9.5.1 and 9.5.1.4 and 9.5.2.5: Change Planning and Zoning Commission to Zoning Administrator.

There was no public comment.

The public hearing was closed and a special session of the Madison County Planning and Zoning Commission was opened at 6:55 p.m.

Mr. Wendell Hanley made a motion to recommend approval of the rezone request as submitted to the Madison County Board of Commissioners.

Mr. John Stuedemann seconded the motion.

The vote to recommend approval of the request to the Madison County Board of Commissioner was a unanimous vote of 6 to 0.

Section 9.5.1.10: Add Music lessons, swimming lessons, and personal care homes as permitted uses.

There was no public comment.

The public hearing was closed and a special session of the Madison County Planning and Zoning Commission was opened at 6:55 p.m.

Mr. Wendell Hanley made a motion to recommend approval of the rezone request as submitted to the Madison County Board of Commissioners.

Mr. Steve Ellis seconded the motion.

The vote to recommend approval of the request to the Madison County Board of Commissioner was a unanimous vote of 6 to 0.

The seconded scheduled public hearing concerned a request by Zoning Administrator Linda Fortson, Readoption of the following amendments;

Section 4.17.4 Designation of the Open Space;

To include, All land included in the 50% open space set aside shall be protected by means of a conservation

Tabled

Section 4.7.11 Permitted Uses of the Open Space,

To exclude pipelines.

Tabled

Section 7.1.2.10 Inert Landfill.

To include concrete, cured asphalt, rock, and brick.

There was public comment.

The public hearing was closed and a special session of the Madison County Planning and Zoning Commission was opened at 6:57p.m.

Mr. John Stuedemann made a motion to recommend approval of the rezone request as submitted to the Madison County Board of Commissioners.

Mr. Gabe Martin seconded the motion.

The vote to recommend approval of the request to the Madison County Board of Commissioner was a unanimous vote of 6 to 0.

Ms. Linda Fortson confirmed that the applicant met all the legal requirements of the Madison County Zoning Ordinance.

There was no public comment.

The third scheduled public hearing concerned a request by Bobby Gunnells request to rezone 1.5 ac with an existing house from his 55.01 ac parcel. He request to rezone it form A1 to R1. The property is located on Poss Rd. on Map 68 Parcel 54 in District 4.

Ms. Linda Fortson confirmed that the applicant met all the legal requirements of the Madison County Zoning Ordinance.

There was no public comment.

The public hearing was closed and a special session of the Madison County Planning and Zoning Commission was opened at 6:40 p.m.

Mr. Steve Ellis made a motion to recommend approval of the rezone request as submitted to the Madison County Board of Commissioners.

Mr. Wendell Hanley seconded the motion.

The vote to recommend approval of the request to the Madison County Board of Commissioner was a unanimous vote of 6 to 0.

The fourth scheduled public hearing concerned a request by James and Connie Arnold request a Conditional Use Permit on approx. 4 to 5 ac of their 25.02 ac property. This is for an inert landfill for recycling concrete. The property is located on Nowhere and Planter Gunnell Rd. in District 1.

With Drawn

The fifth scheduled public hearing concerned a request by Jennifer Howard for owner Joneal Griffeth request to rezone her 1.15 ac parcel from R1 to B2 for a Vet Clinic for small animals. The property is located on Hwy 98 E. on Map D-1 Parcel 138 in District 4.

Ms. Linda Fortson confirmed that the applicant met all the legal requirements of the Madison County Zoning Ordinance.

There was public comment.

The public hearing was closed and a special session of the Madison County Planning and Zoning Commission was opened at 6:45 p.m.

Mr. Wendell Hanley made a motion to recommend approval of the rezone request as submitted to the Madison County Board of Commissioners.

Mr. John Stuedemann seconded the motion.

The vote to recommend approval of the request to the Madison County Board of Commissioner was a unanimous vote of 6 to 0.

The sixth scheduled public hearing concerned a request by Daryl Molliere request to subdivide the 2 existing homes that are located on their property. Their request is to rezone 5.19 ac from A1 to RR to subdivide into a 2 ac parcel and a 3 ac parcel. The property is located on Map 102 Parcel 83 on Bells Ferry Rd. in District 2.

Ms. Linda Fortson confirmed that the applicant met all the legal requirements of the Madison County Zoning Ordinance.

There was no public comment.

The public hearing was closed and a special session of the Madison County Planning and Zoning Commission was opened at 6:50 p.m.

Mr. Nick Paski made a motion to recommend approval of the rezone request as submitted to the Madison County Board of Commissioners.

Mr. Steve Ellis seconded the motion.

The vote to recommend approval of the request to the Madison County Board of Commissioner was a unanimous vote of 6 to 0.

Other Business

Adjournment

With no further business being left to discuss, Mr. Wendell Hanley made a motion to adjourn the meeting

Mr. Nick Paski seconded the motion

The meeting was adjourned with a unanimous vote at 7:15pm