

MINUTES
REGULAR MEETING OF PLAN COMMISSION
January 4, 2022 at 5:30 o'clock P.M.

Held at the Jefferson County Surveyor's Office, 315 Jefferson St.,
Annex Bldg., Madison, IN 47250

MEMBERS PRESENT: WARREN AUXIER, President, DAVID FERGUSON by speaker phone, BRITT COPELAND, LISA HAMMOCK, JENNY BEVERLY, MIKE PITTMAN, DAVID BRAMER, GENE RIEDEL

VISITORS PRESENT: BOB DEMAREE, AMY WILLIAMS, DEBORAH LUZIER & KAYLA HASSET, representatives from Taylor Seifker Williams Design Group

STAFF PRESENT: LYNETTE ANDERSON, Secretary, and JOSH CLINE, Zoning Enforcement

President Warren Auxier called the meeting to order. A quorum was present with Ray Denning absent. Communications, current business and new business as follows:

- **Election of Officers for 2022:** Gene Riedel made a motion that Warren Auxier as President for 2022. Jenny Beverly seconded the motion. Motion passed unanimously. Warren Auxier made a motion that David Bramer as Vice-President for 2022. Britt Copeland seconded the motion. Motion passed unanimously.
- **Revising zoning ordinances-** Amy, Deborah and Kayla from Taylor Seifker Williams Design Group attended the meeting. Amy gave a background of their qualifications. The information they shared and explained was very helpful and informative. One of the board's concerns was not to have the firm do a complete rewrite of our ordinances. Amy explained a rewrite is a reorganization, not starting over fresh with the ordinances. They will review and assess our entire ordinances and ask what works well/what doesn't work well and then rewrite it based on the comments and discussions they have with the board. Amy again emphasized they are not throwing out our ordinances and starting fresh-that is not what a rewrite is. Amy and her coworkers have reviewed our zoning and subdivision ordinances and agreed with our summary of suggested target areas that need to be edited/clarified, etc. She said what we are wanting would be a rewrite a/k/a reorganization of our ordinances and it is worth looking into having a UDO- Unified Development Ordinance, which in essence means we would have one binder of ordinances with chapters of zoning, subdivision, etc.; it will help simplify. Currently we have two binders, one is zoning ordinance and the other is a subdivision binder. Amy told the board it takes typically 12 months to complete what we are wanting/needng before adopting the entire ordinance; that 12 months includes public

hearings, public informational meetings, input & listening sessions and meetings with the board. The board asked the firm about creating a solar and wind ordinance first before tackling any other areas of the ordinance. They said that isn't a problem and can be done. David Bramer said there is currently \$50,000 allocated for this project; however, he said there are funds that can be drawn from another account to pay for this project in full. David Bramer made a motion to hire Taylor Seifker Williams Design Group to rewrite/reorganize the current zoning and subdivision ordinances. Mike Pittman seconded the motion. Motion passed unanimously. Amy will get a contract prepared and send to Warren Auxier and David Bramer.

- **Lewis Handlon-** There has been no improvement to the property; may even be in worse shape than before. Mike Pittman made a motion to begin the court process. David Bramer seconded the motion. Motion passed 5-0, with one vote to abstain (lost connection with David Ferguson and Lisa Hammock left meeting for a prior obligation).

- **Gilstrap property-** Mike Pittman passed out pictures showing the property is getting cleaned up.

Other business/misc items not on agenda as follows:

- **Next Meeting: Tuesday, February 1, 2022 at 5:30 P.M., at the Jefferson County Surveyor's Office, 315 Jefferson St., Annex Bldg., Madison, IN.**

President Warren Auxier asked if there is anything else that needs to be mentioned or discussed. There was nothing further. Gene Riedel moved for a motion to adjourn the meeting. Jenny Beverly seconded the motion. Motion passed unanimously. The meeting was adjourned.

Minutes prepared:

BY: Lynette Anderson
Lynette Anderson, Secretary

APPROVED THIS 1st DAY OF March, 2022.

JEFFERSON COUNTY PLAN COMMISSION

BY: Warren A. Auxier
WARREN A. AUXIER, President