

MINUTES
REGULAR MEETING OF PLAN COMMISSION

July 5, 2022 at 5:30 p.m.

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

MEMBERS PRESENT: WARREN AUXIER, President, MIKE PITTMAN, JENNY BEVERLY, DAVID FERGUSON, RAY BLACK, and DAVID BRAMER

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

GUESTS: BOB DEMAREE

President Warren Auxier called the meeting to order. A quorum was present with Britt Copeland, Gene Riedel, and Lisa Hammock absent. Ray Black made a motion to approve regular meeting minutes of June 7, 2022. David Ferguson seconded the motion. Motion passed unanimously.

Current business as follows:

- **Violations- 1. Lewis Handlon**, 10218 W Polk Road, Lexington, Indiana. Josh Cline gave an update to the board. Hearing was held June 28, 2022. The property is in foreclosure; bank owns the property. Court gave 60 days to get the property cleaned up; the bank is on board and wants to get the property cleaned up as well. **2. William & Sandra Gullion**, 1400+ Walnut Street, Deputy, Indiana. The Gullions did not attend the meeting. Josh Cline told the board the property has been cleaned up but the grass is tall and needs mowed. However, there is now a yard shed with a porch on the property and it appears someone is living in the shed. The shed is in violation and does not meeting the setbacks and septic regulations. There has also been no response when trying to contact them. Warren Auxier asked if we have anything similar to a Stop Work Order that could be posted. Pat McGrath said there is a Zoning Enforcement Order. All the violations can be listed/explained in that order. Pat will draft the order. This order will be posted on the property as well as mailed. Ray Black made a motion to post & mail the Zoning Enforcement Order. David Bramer seconded the motion. Motion passed unanimously. **3. Terry Hall**, 7569 W Jones Road, Lexington, Indiana. Mr. Hall did not attend the meeting and his 90 day deadline was July 5, 2022. Josh Cline called and left a message with Mr. Hall reminding him the deadline was July 5th and told him about tonight's meeting encouraging him to attend or make a phone call. Josh Cline passed out updated pictures of the property. He said the property has not been cleaned up; the trailer that had junk on it earlier is now empty but Josh isn't sure if the junk was hauled off or was emptied on the property. The board discussed filing court action which can always be withdrawn if Mr. Hall begins to make improvements/clean up the property. Ray Black made a motion to file court action. Mike Pittman seconded the motion. Motion passed unanimously. **4. Misc:** Mike Pittman asked about the timeline of court action. Pat explained

a complaint is filed, property owner has 20 days to respond, if no response, then file default, if court grants default, then request a damages hearing, and hopefully go to court. Basically, fingers crossed, an approximate time line would be 60-90 days with no response. If the property owner responds to the complaint, then the process will take longer. Mike wanted to know if there was a faster process for tall grass/weeds. Pat is going to see if there is an Obnoxious Weeds/Rank Weeds ordinance. Jenny Beverly said the City has some type of ordinance or something that allows a lien of Weedlings to be filed in the Recorder's Office. Pat said he will look into it.

New Business as follows:


- **Revising zoning ordinances:** Warren Auxier gave a summary of the two biggest changes made/suggested at the last Technical Committee meeting concerning minimum square footage of homes and minimum lot size. The suggested minimum square footage for homes is 950 square feet which makes it difficult to put in a single wide trailer and the suggested minimum lot size is 1.15 acres with 200 feet road frontage. The next Technical Committee meeting will be July 11, 2022 at 5pm at the Surveyor's Office. All members of the Plan Commission are welcome to attend the Technical Committee meeting.

Other business/misc items not on agenda as follows:

- The board will decide at the August meeting if there will be a PC meeting in September.
- **Next Meeting: Tuesday, August 2, 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. Ray Black moved for a motion to adjourn the meeting. David Ferguson seconded the motion. Motion passed unanimously. The meeting was adjourned.

Minutes prepared:

BY: 
Lynette Anderson, Secretary

APPROVED THIS 2nd DAY OF August, 2022.

JEFFERSON COUNTY PLAN COMMISSION

BY: 
WARREN A. AUXIER, President