

The Madison County Plan Commission met on the above date at 9:00 A.M. with Wesley Likens, President, presiding.

Members Present: Pat Manship, Phil Isom, Mark Gary, Wesley Likens, John Simmermon, John Orick, and Steffanie Owens.

Members Absent: Phil Isom, Rick Gardner and Rex Etchison, and Gerald Shine.

Also Present: Ken Ellis, Planning Director, and Elizabeth Bruns, Board Secretary

Current Business

1. Pledge of Allegiance
2. Prayer – Pat Manship
3. Roll call taken with three members, Phil Isom, Rick Gardner and Rex Etchison being absent.
4. Member Manship made a motion to approve the June 12, 2012, minutes with one correction (the word absent left out on the first page under Roll Call). Member Gary seconded the motion. Vote was unanimous in favor of the motion. **The June 12, 2012, minutes were approved.**

New Business

Steffanie Owens arrived at 9:21 a.m.

Director Ellis brought up the Log Cabin Rule and asked to take it to a public hearing. Director Ellis said he feels that we need a process for these situations. He feels that we need to do setback inspections and flood plain inspections and he did make them sign an affidavit and we did document that he was declaring that he was exempt under the Log Cabin Rule.

I would like to amend the Improvement Location Permit Ordinance to include exempting residential structures out from under the Log Cabin Rule.

Board Member and Board Attorney discussion on whether this is going to encourage people to use the Log Cabin Rule, and the insurance possibilities if you build with the Log Cabin Rule.

Director Ellis stated that he wants people to know about this.

Board Attorney asked if maybe we need to inform these applicants to talk to their Insurance Company to be sure that they will insure the home if built under the Log Cabin Rule.

Director Ellis stated if there are no issues with this, I'm going to bring it back into a public hearing.

The Exempt Agricultural Structures code that I am proposing to you is code that I pulled out of Hendricks County. Our main concern with Ag structures is that we don't get them built in the setback requirements or in the floodplain. I want a process that we go through for these buildings.

Buildings are not exempt from electrical code, health code or setbacks. If there are no objections, I will bring this back into a public hearing.

Director Ellis stated that the last item in the amendment section is off road vehicles.

The Madison County Board of Commissioners instructed me to create a simple and easy to administer zoning ordinance that defines certain motorized vehicle racing activities, legally establishes those activities as requiring a special use permit from the BZA, and establishes zoning districts where they are permitted, not permitted, and a setback standard for these types of tracks.

The Board discussed the fact that you can hear the Anderson Speedway, and don't feel that that is offensive, unless you were only 100 feet away from it. They feel that this would have to come in front of the BZA on a case by case basis.

Director Ellis stated that he would like to bring this one back for public hearing.

Director Ellis handed out the latest correspondence that he received from the attorneys regarding the landfill. Board discussion with Planning Attorney.

Director Ellis handed out the approved budget for 2013.

Member Owens made a motion to adjourn the meeting, seconded by Member Simmermon. Vote was unanimous in favor of the motion.

Adjournment 9:56:08 AM

Wesley Likens, President

Elizabeth Bruns, Board Secretary