

**Planning and Development Committee  
Meeting Minutes for September 16, 2020**

**Members Present:**

Mick Madison, Chairman  
Philip Chapman  
Dalton Gray  
David Michael  
Nick Petrillo, arrived late  
Robert Pollard  
Ray Wesley  
Larry Trucano

**Members Absent:**

**Others Present:**

Noelle Maxey	Garrett Gerdes	Norman Crane
Chris Doucleff	Nannette Morgan	Gloria Crane
Trena Camerer		

**Call of Meeting to Order and Roll Call:**

Chairman Madison called the special meeting of the Planning & Development Committee to order at 4:30 p.m. and conducted roll call.

**Approval of Minutes:**

Chairman Madison asked the Committee if they reviewed the minutes from the September 3, 2020 meeting. Chairman Madison approved the minutes.

**Zoning Petitions and Subdivision Overview:**

Noelle Maxey, Assistant Planner, gave the overview of the unfinished business item on the agenda.

Ms. Maxey introduced Resolution Z20-0032, petition of Garrett and Laura Gerdes, owners of record, requesting a variance as per §93.051, Section A, Item 3, Subsection (b) of the Madison County Zoning Ordinance in order to construct an accessory structure that will be 8 feet from the south property line and 10 feet from the west property line instead of the required 15 feet. Ms. Maxey stated the applicants originally requested to be 8 feet from both property lines, but after opposition at the last two meetings, they adjusted their plans. Ms. Maxey stated they are limited on building area due to private sewage laterals on the property, and the proposed structure would have gutters and rain barrels, which the existing shed does not have. Ms. Maxey stated the ZBA recommended approval 4-1.

**Pre-Application Presentation:**

None

**Citizens Wishing to Address the Committee:**

Chairman Madison asked if there are any members of the public wishing to address the Committee. Ms. Maxey told the members of the public that they will have 3 minutes to speak.

Norman Crane, adjacent property owner to the south, spoke in opposition to Z20-0032. Mr. Crane stated his biggest concern is the water runoff onto his property. Mr. Crane stated if they stayed with the 15 foot requirement, the water would have more time to percolate into the ground before it reached his property. Mr. Crane stated the water table is high in the area as

it is and drains onto his property. Mr. Crane stated he hopes they will keep with the 15 foot setback to prevent water runoff and erosion.

Nannette Morgan, adjacent property owner to the west, spoke in opposition to Z20-0032. Ms. Morgan stated the setback they're asking for would create crowding and encroachment onto her land. Ms. Morgan stated she is concerned with water runoff and fire safety. Ms. Morgan stated the location of the shed would block sunlight coming into her house and block her view over the field. Ms. Morgan stated it would take 12 rain barrels to collect all the rain that would come off this building. Ms. Morgan stated that Mr. Gerdes agreed that he could make the shed smaller at the ZBA meeting. Ms. Morgan stated they should keep the 15 foot setback.

Gloria Crane, adjacent property owner to the south, spoke in opposition to Z20-0032. Mrs. Crane stated they could move the building over to the east or closer to the house. Mrs. Crane stated the burn pile they have will burn their field with how close it is to their property. Mrs. Crane stated that runoff would causes ditches in their farm field.

**Unfinished Business:**

Chairman Madison stated this property is in his district, and he went out to look at the property today. Chairman Madison stated that there are different situations on every property, which is why we have variances and Special Use Permits. Chairman Madison stated he doesn't see much of a difference between 10 and 15 feet from the property line, and if we have a hard rain or the ground is already saturated, the rain will runoff over the ground anyways, whether there is a building there or not. Chairman Madison asked if any Committee members have questions. Mr. Chapman stated that usually they give deference to the Board member whose district it is and asked Chairman Madison if he is for or against the request, to which Chairman Madison stated he is favor of the request. Mr. Petrillo asked if Chairman Madison considers the request a necessity or a convenience, to which Chairman Madison stated it is more of a convenience, but he does not see this as an infringement on others' properties. Mr. Petrillo stated he thinks variances should be a need and not because it's more convenient, and you have to consider the other taxpayers in the area as well. Chairman Madison stated he thinks it would be hard to move it closer to the house since it's not a very large lot. A discussion ensued regarding stormwater runoff and variances. Mr. Wesley asked if the structure could be moved to the other side of the lot like others have said, to which Chairman Madison stated that if the laterals are where they are on the site plan submitted, then they would not be able to move it to the other side. Mr. Wesley stated he thinks they tried to compromise by cutting the size of the building down. Chairman Madison asked for a motion. Chairman Madison made a motion to approve. Seconded by Mr. Gray. Roll-call vote. Ayes to the motion: Mr. Chapman, Mr. Gray, Mr. Michael, Mr. Pollard, Mr. Trucano, and Mr. Wesley. Nays to the motion: Mr. Petrillo. Motion passes.

**New Business:**

None

**Administrator's Report:**

None

**Adjournment:**

Mr. Michael made a motion to adjourn the meeting. Seconded by Mr. Gray. Voice-vote. All ayes. Motion approved.

Meeting adjourned.