

**October 24, 2025, Special Zoning Commission Meeting (103 E. Hamilton) 10:00 am**

**Members in attendance:** Jan Bowey, Charlie Rossiter, Tom Roberts, Anne Wentz, Ann Good and Rease Burk.

**Guests:** Dennis Holschbach, Mickey Sayer, Alice Gilbert, Shawna Van Houten, Brandy Tudor, and Cody Marxer and Michelle Schrinck (Madison County Planning Dept).

Charlie Rossiter called the meeting to order. The meeting was opened with the Pledge of Allegiance.

Charlie requested comments on non-agenda items. No comments provided.

**NEW BUSINESS**

The purpose of today's meeting is to respond to comments submitted to date on the proposed zoning ordinance and provide recommendations for changes to town council. The commission partially developed the responses attached to the October 27, 2025 minutes. Public and commission discussion occurred during all responses. Only lengthy discussions are recorded in these minutes.

Discussion occurred concerning the need to have a height limit to allow 2<sup>nd</sup> floor rescue during a fire. Tom moved to change the building height definition from "entry elevation" to "finished grade". Ann Good seconded the motion. Charlie called for the vote. Motion passed with unanimous vote.

Discussion occurred concerning the maximum 1 acre lot size in the commercial district. Commission concluded the maximum size was very deliberate to protect family-owned businesses being taken over by large, corporate businesses and allow adequate traffic flow.

Discussion occurred concerning open space district on private property – need for preservation of sensitive areas versus private property rights. Ann visited with a representative of the recent purchasers of the former Schulz property on the northwest corner of town and he attended a couple meetings. Concerns have not been raised by the owners to date. The boundary separating industrial and open space district is based on elevation. The open space district is located at a lower elevation with seasonal surface water and trees.

Charlie called for a motion. Tom moved to change the purpose for the open space district as described in Comment 9. Rease seconded the motion. Charlie, Tom, Rease, Ann and Anne – "ay". Jan "nay". Motion carried.

Ann Good moved to change the parcel near the library to public (currently open space). Tom seconded the motion. Charlie called for the vote. Charlie, Tom, Rease, Ann and Jan – "ay". Anne – "nay". Motion carried.

After much discussion concerning R1 lot size, including need to encourage growth and managing for less density away from the center of town, Tom motioned to (1) change R1 minimum lot size to 15,000 feet<sup>2</sup> and (2) Strike 3+ dwelling units in R1 from the use table. Rease seconded the motion. Charlie called for the vote. Tom, Rease, Charlie, Anne, Jan – “ay”. Ann – “nay.” Motion carried.

This meeting was continued to October 27, 2025 at 10 am. Location to be determined.

**Meeting Adjourned** at 12:15 pm.

Respectfully submitted, Jan Bowey