



**MINUTES NO. 2026-02-WS  
REGULAR CITY COUNCIL MEETING  
OF MADISON, ALABAMA  
March 25, 2026**

The Madison City Council met in regular session on Wednesday, March 25, 2026, at 5:30 p.m. in the Council Chambers of the Madison Municipal Complex, Madison, Alabama. Noting that a quorum was present, the meeting was called to order at 5:30 p.m. by Council President Maura Wroblewski.

**THE FOLLOWING ELECTED OFFICIALS WERE IN ATTENDANCE**

Mayor Ranae Bartlett	Present
Council District No. 1 Maura Wroblewski	Present
Council District No. 2 David Bier	Present
Council District No. 3 Billie Goodson	Present
Council District No. 4 Michael McKay	Present
Council District No. 5 Alice Lessmann	Absent
Council District No. 6 Erica White	Present
Council District No. 7 Kenneth Jackson	Present

City Officials in attendance were: City Clerk-Treasurer Lisa D. Thomas, Municipal Records Coordinator Amy Rumley, City Attorney Megan Zingarelli, Assistant City Attorney Shelby Morris, Information Technology Director Chris White, Director of Operations and Communications Amanda Jarrett, Information Technology Support Technician Michelle Parker, Director of Finance David Lawing, and Director of Development Services Mary Beth Broeren.

**REVISED ZONING ORDINANCE**

Director of Development Services Mary Beth Broeren opened by sharing a presentation of the draft zoning ordinance book she has created. Ms. Broeren stated that she has been releasing chapters of this book at various Planning Commission meetings since July of last year. Below are the topics discussed:

- Authority, Title, Purpose
- Applicability
- Nonconformities

Council Member Bier asked if with the adoption of the code renders a property nonconforming, would the property be grandfathered in. Ms. Broeren stated yes, they would be.

- General Provisions

Council Member White asked what would happen with shrubs and bushes on corners that exceed their limit to be in compliance with the new ordinance. Ms. Broeren stated Code Enforcement would take a proactive approach to the situations.

- Districts

Council Member Bier asked about the building height and if there is any consideration with Fire and the equipment they would need to reach the appropriate height for certain buildings. Ms. Broeren stated the City's current height limit is 70 feet and in the new ordinance they are trying to decrease it to 60 feet. She added that the fire department is involved in their review process to ensure they are prepared in case of an emergency.

- Use Regulations

Council President Wroblewski asked if it would be possible for section 6-35-36 to be completely removed. Ms. Broeren stated that the same question had been brought up at the Planning Commission meeting and that language was added in 2002 as a result of court cases that were occurring during that time. Ms. Wroblewski asked if a regulation can be set in place to restrict the proximity of gun shops to schools, churches and daycares. Ms. Broeren answered that they will look into it.

- Design Standards
- Environmental Protection & Infrastructure
- Signs
- Administration and Enforcement
- Process and Procedures
- Definitions

Recess was taken from 7:30-7:35. Council Member White left during recess.

### **SHORT-TERM RENTALS**

A definition was released last year in Article 12 of the draft code regarding short term rentals. In Article 6, the Table of Uses, a line item was added as a conditional use in certain zoning districts. The condition refers the reader to the City Attorney's Office. The results to the survey the Mayor's Office had sent out to the public were given to the Planning Commission as well as provided to the Council Members to review. 75% of the respondents were not in support of short-term rentals in single-family neighborhoods. 70% did not support short-term rentals even if they were regulated, and 57% did not support the staffs recommendation. The Planning Commission has agreed with the staff recommendation and did not want to expand where short-term rentals are allowed in the city.

Finance Director David Lawing stated in 2025 there was a \$293k or 9% per stay, and a \$2.8 million industry with short-term rentals within the city. Mr. Lawing added that the city was \$430k below budget last year in lodging taxes.

Ms. Boeren stated she would like to have a decision from the City Council Members by April 6<sup>th</sup>. The planning Commission will be meeting on April 16<sup>th</sup> to look over the

recommendations given by the Council. Ms. Broeren would like to have a first reading of the document be presented at the May 11<sup>th</sup> Council meeting.

City Attorney Megan Zingarelli stated that she can pull the short-term rental portion out of the chart and create a separate city code portion to give the Council more time if necessary.

\*A copy of the draft zoning ordinance book can be found on our website, madisonal.gov as well as a video of the meeting in its entirety

### **ADJOURNMENT**

Having no further business to discuss, the work session adjourned at 8:22 p.m.

Minutes No. 2026-002-WS, dated March 25<sup>th</sup>, 2026, read, approved and adopted this 13<sup>th</sup> day of April 2026.

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Council Member Maura Wroblewski  
District One

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Council Member David Bier  
District Two

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Council Member Billie Goodson  
District Three

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Council Member Michael McKay  
District Four

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Council Member Alice Lessmann  
District Five

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Council Member Erica White  
District Six

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Council Member Kenneth Jackson  
District Seven

Concur:

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Ranae Bartlett, Mayor

Attest:

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Lisa D. Thomas  
City Clerk-Treasurer

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Myranda Staples  
Recording Secretary