Washington County Plan Commission

Certification

To the Board of Commissioners of Washington County, Indiana,

Please be advised that, at a Public Hearing and scheduled meeting of the Washington County Plan Commission on May 6, 2013, which hearing was properly published in accordance with Ind. Code §34-7-4-507, by a vote of 8 to 1, with 0 abstentions, the Washington County Plan Commission approved and adopted the attached version of its proposed Washington County Zoning Ordinance, and hereby officially certifies said Ordinance to you, the Board of Commissioners of Washington County, as the legislative body of the County, favorably recommending the Ordinance to you for adoption, in accordance with Ind. Code §34-7-4-605.

Dated this 6th day of May 2013.

Signed,

WASHINGTON COUNTY PLAN COMMISSION

David Hoar, President

WASHINGTON COUNTY ADVISORY PLAN COMMISSION

Approved
WCPC
by: Travis Elliott
5-20-13
date

Board of Commissioners, Washington County, Indiana

Rejection of Zoning Ordinance and Request for Amendments Pursuant to Indiana Code §36-7-4-606(g)

To the Washington County, Indiana Plan Commission:

Please be advised that the Washington County Commissioners ("Commissioners"), as the legislative body of Washington County, considered the Certification of the proposed Washington County Zoning Ordinance at its regularly scheduled meetings on June 4, 2013 and June 18, 2014, as well as at a special meeting/public hearing conducted by the Washington County Commissioners on June 11, 2014. At the public hearing, comments were heard from members of the public, and Washington County Plan Commission Chairman, David Hoar, volunteered information and answered questions. At the conclusion of the public hearing, the Commissioners voted unanimously to reject the proposed zoning ordinance as written and to request amendments.

Pursuant to the request of David Hoar, and in accordance with Ind. Code §36-7-4-606(g), the Commissioners hereby submit the following statements to provide guidance and reasons for rejection and request for amendment, as follows:

1. The Washington County Commissioners desire to adopt a zoning ordinance for Washington County in accordance with the comprehensive plan.
2. It is acceptable that the current ordinance presented be in limited scope so as to address the issues raised by the increase in development of confined livestock operations. No commentary was offered for additional areas of regulation at this time.
3. The Commissioners desire the point system concept, which would result in varying set-back distances, over the static set-back regulation contained in the proposed ordinance that does not take into account mitigating factors.
4. The Commissioners do not offer a comprehensive list of required point system categories but do opine that it is acceptable to include in the point system provisions that are not yet in place on the proposed operation and would require follow-up compliance action. One such example would be the proposal by the operator to plant/install a "bio-filter" which does not exist at the proposed operation.
5. Reciprocal set-backs governing the placement of private residences are not required at this time.

Respectfully Submitted,

WASHINGTON COUNTY COMMISSIONERS

Thomas E. Scifres

Dated: June 18, 2013

By: Thomas E. Scifres, Washington County Attorney

Board of Commissioners, Washington County, Indiana

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