MINUTES OF MEETING OF
WASHINGTON COUNTY PLAN COMMISSION
Held December 1, 2014 at 7:00 p.m.
Council Chambers—City Hall Building

The meeting was called to order by President David Hoar at 7:00 p.m. Adam Dufour led the Pledge of Allegiance and Jerry McClellan offered prayer. Roll was taken, and and those present were, Jerry McClellan, Danielle Walker, Phillip Marshall, Ervin Day, Jeff Souder, Scott Maudlin, Adam Dufour, and David Hoar, confirming a quorum. Also in attendance was Attorney Scifres and Building Commissioner Travis Elliott. Roy Dick, was absent.

The minutes from the last meeting were presented and approved by unanimous vote upon the motion of Jeff Sounder and seconded by Scott Maudlin.

Old Business:

A discussion was held regarding the contract with KK Gerhart-Fritz (The Planning Workshop, Inc.). Upon the motion of Phil Marshall, seconded by Scott Maudlin, the contract was approved by unanimous vote (8-0), and signed by President David Hoar.

New Business:

The first order of new business was a car lot owned by Charlie Lyons located at 7915 E. Hurst Road, Pekin, Indiana (outside of Pekin, on Clark County line). Mr. Lyons appeared and advised that he was informed that upon renewal of his dealer's license, he will need proof that the car lot is properly zoned commercial. A general discussion was held that there is nothing in the zoning ordinance that would prevent continued operation of the car lot. Attorney Scifres will draft a general letter for Mr. Lyons' use, addressed "To Whom It May Concern," stating that the continued operation of the car lot is not in conflict with Washington County's zoning ordinance. A motion was made by Phil Marshall to proceed as outlined, seconded by Adam Dufour. The motion carried by unanimous vote, 8-0.

The next order of business was a discussion regarding Plan Commission board appointments and their expiration dates. Ervin Day's term expires in January of 2015. Mr. Day agreed to serve another term. Phil Marshall stated that the Commissioners will discuss the issue of their annual appointments at the Commissioners' meeting, December 2, 2014.

President Hoar led a discussion regarding the order in which the Plan Commission would like hired consultant KK Gerhart-Fritz to consider Washington County's Planning and Zoning documents. Attorney Scifres suggested the following:

A. Zoning;

B. Rules of Procedure for the Board of Zoning Appeals;

C. Subdivision Control; and

D. Rules of Procedure for the Plan Commission

David Hoar will ask her about combining Rules of Procedure for the BZA and Plan Commission into a "unified ordinance."

A discussion was then held about the 2015 Plan Commission meeting dates, time, and location. The calendar was reviewed and many spoke in favor of setting the schedule for 2015 at the County Government Center rather than at Salem City Hill. Danielle Walker stated she will check the schedule for availability. Jeff Souder made the motion, seconded by Jerry McClellan, to meet at Salem City Hall January 5, 2015 at 7:00 p.m. for the first meeting and set the rest of the 2015 schedule at that time. The motion passed unanimously, 8-0. The issue was then raised that Danielle may not be able to reserve the Government Building meeting room for the next twelve months. Jeff Souder then made the motion to give Danielle the authority to put a hold on all dates possible for 2015 to be considered. The motion was seconded by Scott Maudlin, and carried by unanimous vote, 8-0. There being no further business before the board, the meeting was adjourned.

David Hoar, President

Scott Maudlin

Jerry McClellan

Adam Dufour

Phillip Marshall

Jeff Souder

Ervin Day

Roy Dick

Danielle Walker

COMMISSION ATTORNEY

Thomas E. Scifres