MINUTES OF MEETING OF
WASHINGTON COUNTY PLAN COMMISSION
Held September 2, 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. Phil Marshall led the Pledge of Allegiance and Jeff Souder offered prayer. Attorney Thomas E. Scifres took roll, and those present were, Phil Marshall, Danielle Walker, Roy Dick, Ervin Day, Scott Maudlin, Jeff Souder, and David Hoar, confirming a quorum. Also in attendance were Building Commissioner Travis Elliott and Attorney Thomas Scifres. Absent was Jerry McClellan. Adam Dufour advised he would be late.

The minutes from the last meeting were presented and approved by unanimous vote upon the motion of Phil Marshall and seconded by Ervin Day.

President Hoar advised that he had reviewed the Subdivision Control Ordinances for Harrison, Scott, and Washington Counties and outlined his observations, stating that Scott County requires a performance bond and Washington County as a minimum lot size of two (2) acres (due to septic system lateral fields).

Ervin Day stated that divided farm land should have greater acreage, suggesting five (5) to six (6) acres is marketable with buildings. He further suggests that a ten (10) acre requirement is too much.

Attorney Scifres suggested creating a list of issues to address including the following:

1. "Flagpole" properties.
2. Preserve right of estate/family farmer/etc. to divide up land for selling off in a way that maximizes value.
3. Minimum lot size for sewage.
4. Sale of land on contract.
5. People who sell single parcels over long periods of time.
6. Exempt subdivision.
7. Definition of "Rural Residential" in our zoning ordinance.
8. Do we divide major and minor?
9. Prevent runways (longer, narrow strips – waste, possible farm land at the back).
10. Mobile home parks (in our comprehensive plan).
11. People who deed a split to themselves and then sell it later outright.

David Hoar will email a copy of the ordinances to all those who do not have them. Attorney Scifres will scan and email a copy of the Jackson County ordinance to all members of the Board.

There being no further business and upon motion by Jeff Souder, seconded by Phil Marshall, and carried by unanimous vote (8-0), the meeting was adjourned.

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David Hoar, President

Jerry McClellan

Phillip Marshall

Ervin Day

Danielle Walker

Scott Maudlin

Adam Dufour

Jeff Souder

Roy Dick

COMMISSION ATTORNEY

Thomas E. Scifres