**MINUTES OF MEETING OF**
**WASHINGTON COUNTY PLAN COMMISSION**
**Held November 3, 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. Scott Maudlin led the Pledge of Allegiance and Jeff Souder offered prayer. Roll was taken, and and those present were, Jerry McClellan, Danielle Walker, Roy Dick, Ervin Day, Jeff Souder, Scott Maudlin, Adam Dufour, and David Hoar, confirming a quorum. Also in attendance was KK Gerhart-Fritz. Phil Marshall was absent.

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

Old Business – Subdivision Control:

President Hoar suggested the need for findings of fact in situations where subdivision plans were denied. It was noted that the Board of Zoning Appeals needs this same process for their "cases" as well. It was suggested that our Ordinance needs standards such as special exceptions and variances to the Subdivision Ordinance. It was also noted that we have only three (3) districts.

The Board of Zoning Appeals needs a comprehensive plan, Zoning Ordinance and Rules of Procedures. They do not oversee the Subdivision Control Ordinance. It was decided that the Fee Schedule should be a part of the Rules and Procedures and not in the actual Ordinance.

KK Gerhart-Fritz then addressed the members. She discussed her background, which included a stint as City and County Planner from an Architectural Firm serving Dallas, Texas and in Columbus, Indiana. She is also a former full-time member of the Faculty at Ball State University, now teaching only part-time and doing private consulting. Gerhart-Fritz went over the various ways she could assist the Plan Commission and the various methods for compensation. She could provide a list of what is missing in the Comprehensive Plan, and be paid hourly to draft a plan or outline items missing. Her charge would be from $75.00 to $125.00 per hour. She estimated the total cost to review and outline what is missing from the plan to cost less approximately $2,000.00.

At this point, a short break was taken, and Ms. Gerhart-Fritz was dismissed.

When the meeting resumed, it was noted that the balance in the fund for the Comprehensive Plan is $13,501.08. The members discussed the possibility of using the consultant in the re-write of the subdivision control ordinance as well as the zoning ordinance. Adam Dufour questioned what issues there were with the current Subdivision Control Ordinance, suggesting that we consider those issues to determine whether a re-write with a consultant would be necessary. Attorney Thomas Scifres suggested that the group consider utilizing a combined zoning and subdivision control ordinance into a "unified ordinance" now allowed in Indiana so as to consolidate the regulations into a single source. Further, that might create so efficiencies in working with the consultant.

The motion to hire KK Gerhart Fritz to review and assist in the drafting of the Plan was made by Scott Maudlin and seconded by Jerry McClellan. The motion was carried by unanimous vote (8-0). There being no further business and upon motion by Jerry McClellan, seconded by Adam Dufour, and carried by unanimous vote (8-0), 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