MINUTES OF MEETING OF
WASHINGTON COUNTY PLAN COMMISSION
BOARD OF ZONING AND APPEALS
Held June 1, 2015 at 7:00 p.m.
Washington County Government Building

The meeting of the Washington County Plan Commission was called to order at 7:02 p.m. by President, David Hoar. Also at 7:02 p.m., Danielle Walker called the Board of Zoning and Appeals to order. Danielle Walker led the Pledge of Allegiance and Jerry McClellan offered prayer. Plan Commission members in attendance were David Hoar, Jerry McClellan, Danielle Walker, Mark Hartman, and Scott Maudlin. Adam Dufour, Phil Marshall, Jeff Souder, and Ervin Day were absent. Present for the Board of Zoning and Appeals were Max Greene, Danielle Walker, and Darrel Tye. Adam Dufour and John Mishler were absent. Also present were the Board's attorney Mark Clark, Plan Director Travis Elliott, and K.K. Gerhart-Fritz of The Planning Workshop.

At 7:04 p.m., there was no quorum of the Plan Commission present.

K.K. Gerhart-Fritz began a presentation regarding rules of procedure for the Board of Zoning and Appeals and Plan Commission. This presentation included rules for both the Plan Commission and the BZA.

At 7:35 p.m., Scott Maudlin joined the meeting and established a quorum for the Plan Commission.

At approximately 7:40 p.m., K.K. Gerhart-Fritz completed her presentation on the rules of procedure. At that time, David Hoar reconvened the Plan Commission and addressed several issues on the agenda.

David Hoar called upon Plan Director Travis Elliott. Travis stated that he had no report to give to the Plan Commission.

David Hoar called for a motion to bring from the table the Chuck McPheeters AFO application; said motion was made by Danielle Walker, seconded by Scott Maudlin, all members approved. Mark Clark gave remarks as to the Memorandum which counsel had provided at the request of members of the Plan Commission. Both Danielle Walker and Scott Maudlin asked questions of Mr. Clark regarding the Memorandum. After discussion was held by the five (5) members of the Plan Commission who were present, a motion was made by Scott Maudlin, seconded by Jerry McClellan, to deny the application of Chuck McPheeters for an AFO permit until an expansion permit from the Indiana Department of Environmental Management for the current Confined Feeding Operation permitted by IDEM has been approved or received. David Hoar called the motion for a vote and all members present approved the motion with no opposition. Plan Director Travis Elliott was informed that he should issue a denial of the application and that said denial should be in writing.

Thereafter, minutes of the May 20, 2015 meeting of the Plan Commission were reviewed. A motion to approve said minutes was made by Jerry McClellan, seconded by Scott Maudlin, and unanimously approved by all members.

Thereafter, K.K. Gerhart-Fritz began a review of the April 6, 2015 Memorandum as to Section 400 of the Washington County Plan Ordinance. After review of the changes to the ordinance and some discussion, the following recommendation was brought before the Plan Commission and Board of Zoning and Appeals: that at the July, 2015 meeting of the Plan Commission, the Plan Commission will discuss and vote for approval the April 6, 2015 Administrative Amendments Memorandum known as "Quick Fixes" to the zoning ordinance and would discuss and receive a motion for approval of the April 6, 2015 Rules of Procedure prepared by K.K. Gerhart-Fritz. Additionally, the Board of Zoning and Appeals will also review and accept a motion to approve the Rules of Procedure as proposed in the April 6, 2015 Memorandum to the Board of Zoning and Appeals from K.K. Gerhart-Fritz.

The Plan Commission requested counsel and K.K. to review the concept of the Owner/Operator Residence definition in the scoring sheet for an AFO and to propose an amendment regarding use of the term "parcel" in said definition so that said amendment could be presented to the Washington County Commissioners at the same time as any additional amendments to the zoning ordinance as a result of the July, 2015 meeting.

Thereafter, David Hoar asked if there was any new business to come before the Plan Commission or the Board of Zoning and Appeals. There being no new business, Jerry McClellan made a motion to adjourn the meeting of the Plan Commission and Scott Maudlin seconded said motion, and the same was unanimously approved. Danielle Walker made a motion to adjourn the Board of Zoning and Appeals and Max Greene seconded said motion, the same was unanimously approved. All meetings concluded at 8:55 p.m.

Washington County Plan Commission by:

David Hoar, President	Jerry McClellan, Vice President
Danielle Walker	Adam Dufour
Phillip Marshall	Jeff Souder

Mark Hartman

Ervin Day

Scott Maudlin

Board of Zoning and Appeals by:

Danielle Walker

Adam Dufour

Max Greene

Darrell Tye

John Mishler

Commission/BZA Attorney:

Mark D. Clark