MINUTES OF MEETING OF
WASHINGTON COUNTY PLAN COMMISSION
Held January 5, 2015 at 7:00 p.m.
Council Chambers—City Hall Building

The meeting was called to order at 7:00 p.m. by President David Hoar. Phillip Marshall led the audience in the Pledge of Allegiance and David Hoar offered prayer. Secretary/Attorney Thomas E. Scifres took roll call. Present initially were seven (7) members, Attorney Thomas E. Scifres, and Plan Director Travis Elliott. Absent were Roy Dick and Adam Dufour (arriving later). Minutes from the December meeting were approved upon the motion of Jim Day, seconded by Jerry McClellan and unanimously carried. It was noted that the January meeting was cancelled due to inclement weather.

This being the first meeting of the year, pursuant to Indiana statute, the Plan Commission was required to elect from its membership a President, Vice President and Secretary. David Hoar turned the floor over to Secretary/Attorney Thomas E. Scifres who opened the floor for nominations.

Phil Marshall made the motion that David Hoar be President with Scott Maudlin seconding that motion. With no further discussion or nominations Jeff Souder made the motion that the nominations be closed with Jerry McClellan seconding, the motion to close was passed by unanimous vote. David Hoar was then elected President by a vote of 7-0.

At this time, David Hoar took control of the meeting and asked for nominations for Vice-President. Phillip Marshall made the motion that Jerry McClellan be Vice President with Ervin Day seconding that motion. With no further discussion or nominations Jeff Souder made the motion that the nominations be closed with Scott Maudlin seconding, which motion passed by unanimous vote. Jerry McClellan was then unanimously elected Vice-President.

President Hoar then asked for nominations for Secretary. Jeff Souder made the motion that Thomas E. Scifres be Secretary, with Phillip Marshall seconding that motion. With no further discussion or nominations, Thomas E. Scifres was unanimously elected Secretary.

The next order of business was the setting of the meeting schedule and location for the ensuing year. President Hoar noted that the Commission had been meeting on the first Monday of every month, except on those dates that conflicted with a holiday. Danielle Walker advised that the Washington County Government Center is available the first Monday of each month, February, 2015 – January, 2016 except Labor Day. David Hoar suggested that the Commission meet the first Monday of every month at the Washington County Government Center except for September 7,

2015, which will be changed to Tuesday, September 8, 2015. Phillip Marshall seconded that motion, and it was carried by unanimous vote. Attorney Scifres agreed to submit the calendar to the newspaper for publication.

The dates of the meetings for 2015 are as follows:

February 2, 2015	August 3, 2015
March 2, 2015	September 8, 2015
April 6, 2015	October 5, 2015
May 4, 2015	November 2, 2015
June 1, 201	December 7, 2015
July 6, 2015	**January 4, 2016**

The minutes from the last meeting were presented and approved by unanimous vote (7-0) upon the motion of Jerry McClellan and second by Phil Marshall.

Old Business—KK Gerhart-Fritz & Membership

Attorney Scifres announced that consultant, KK Gerhart-Fritz is currently on vacation. Attorney Scifres or Danielle Walker will contact her upon her return regarding meeting with the Plan Commission and BZA.

President Hoar then announced that Roy Dick resigned his position as a member the Plan Commission. Phillip Marshall advised that Mark Hartman, who was in attendance, had expressed interest in filling that seat and that he intended to make that recommendation to the Commissioners.

New Business—Mauk Material Management & Goldie & Adrian Roberts

Mauck Material Management has an impound lot, located at, 25204 Jackson Road, Borden, formerly owned by Steve Green. They advised the Commission they want to obtain a dealership license to sell cars at that location and need approval. Jerry McClellan made the motion to approve the State form with Phil Marshall seconding, which motion carried by unanimous vote (7-0). David Hoar completed the approval form. Adam Dufour did not vote, as he arrived during the discussion.

Goldie and Adrian Roberts, owners of First Miracle Winery, addressed the Plan Commission regarding approval of their Winery as a "permitted use." The winery is located at 8518 South Kays Chapel Road, approximately two (2) miles off of State Road 150, near where the Grateful Goat Winery was located before closing down. They stated First Miracle Winery is a small batch winery for individuals to participate in making and bottling their own wine (6-8 gallons). They would also like to sell their wine at festivals. They currently have a Federal license for winery and are working on State approval. They are not planning on a tasting room for a year or so. The State permit refers

to their operation as a Small Farm Winery. Attorney Scifres offered that §701.1.1 of the zoning ordinance covers "Permitted Uses," and First Miracle Winery seems to fall under two categories: Agricultural Manufacturing and Retail of Any Kind. Upon the motion of Jeff Souder, seconded by Jerry McClellan, and carried by unanimous vote, First Miracle Winery was approved as a permitted use.

There being no further business before the Commission, the meeting was adjourned.

David Hoar, President

Jerry McClellan, Vice-President

Danielle Walker

Adam DuFour

Phillip Marshall

Jeff Souder

Mark Hartman

Ervin Day

Scott Maudlin

COMMISSION ATTORNEY

Thomas E. Scifres