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

The Washington County Plan Commission was called to order at 7:00 p.m. by President, David Hoar. Plan Commission members in attendance were David Hoar, William Ridgeway, Danielle Walker, Adam Dufour, Jeff Souder, Mark Hartman, Ervin Day, and Scott Maudlin; Phil Marshall was absent.

The Board of Zoning and Appeals was called to order at 7:04 p.m. by Adam Dufour. Members present were Darrell Tye, Max Greene, (who left early), Adam Dufour, John Mishler and Danielle Walker.

Also present for the meeting were WCPC/BZA attorney Mark Clark, Plan Director Travis Elliott, and public member David Norton.

The Pledge of Allegiance was led by David Hoar and Jeff Souder offered prayer.

President Hoar introduced the newest member of the Plan Commission, Mr. William Ridgeway, who is a Commissioner appointment. It was also noted that this would be the last meeting of Commission member Scott Maudlin as Mr. Maudlin's term on the Plan Commission expires December 31, 2015.

Minutes of the October 5, 2015 meeting were distributed for review. Upon motion by Scott Maudlin, second by Adam Dufour, the minutes were unanimously approved.

Minutes for the BZA meeting of October 5, 2015 were reviewed. Upon motion by Max Greene, second by Danielle Walker, the minutes were unanimously approved.

Travis Elliott stated that he had no report to give.

Under Old Business, President Hoar led a discussion regarding the issue of quick fixes and the definitions of "contiguous", "parcel", and "owner/operator" within Section 500 of the Zoning Ordinance and the point scoring criteria sheet shown as Exhibit B of the Zoning Ordinance.

Discussion was held on the scoring sheet and what definitions should be used on the scoring sheet. Discussion of what is an "owner" within the Ordinance and the scoring sheet was held amongst all members of the Plan Commission and BZA. Discussion of "operator" and changing the criteria for ownership or operator position to obtain the necessary points for a permit on the criteria sheet was held.

There was discussion to strike the definition of "owner" from Section 500 and Exhibit B and to change the criteria on Exhibit B to "operator on site" and award points for having an operator on site pursuant to the criteria of Exhibit B.

After much discussion regarding the definition of "owner", "operator", and the criteria used in Exhibit B, and upon motion by Jeff Souder, second by Scott Maudlin, it was approved to make changes to the criteria for the owner/operator points on Exhibit B to provide as follows: "if the owner has 15% or more ownership of the operation, then the applicant shall be awarded the on site operator points award". Upon call for the question, the motion carried by voice vote; Adam Dufour called for a showing of hands of those in favor to those in opposition. President Hoar called for voting by a showing of hands and there were seven (7) yay votes for passage of the motion, with one (1) abstention which counted as a nay vote.

There was discussion on the definition "contiguous" and the definitions submitted by K.K. Gerhart-Fritz from a previous memorandum e-mailed by K.K. regarding Exhibit B. After much discussion, Danielle Walker made a motion to strike the word "owner" out of the definitions of Section 500; said motion was seconded by William Ridgeway. Adam Dufour made a motion to amend the motion to add language regarding "operator" to the motion. There was no second to the motion to amend; the motion to amend died. Upon call for the question, a vote was made on the motion to strike "owner" from the definitions of Section 500; said motion carried by eight (8) yay votes by the Plan Commission and no nay votes.

A motion was then made by Adam Dufour to insert a definition of the term "operator", along with other changes made to the document shown as Exhibit B and the definitions of Section 500. Said changes were made available to all members of the Plan Commission by use of a video projector and from the discussion and preparation of said document by President Hoar during the course of the meeting. Danielle Walker seconded the motion and after discussion and upon a call for the question, the motion carried by eight (8) yays and no negative votes.

The next meeting of the Plan Commission will be January 4, 2016 at 7:00 p.m.

Adam Dufour brought to the attention of the members of BZA that Danielle Walker would be leaving the BZA but remain on the Plan Commission. The BZA needs to find another member.

Upon motion by Jeff Souder, second by Mark Hartman, and being unanimously approved, the WCPC concluded its meeting at 9:05 p.m. Upon motion by Danielle Walker, second by Darrell Tye, and being unanimously approved, the BZA concluded its meeting at 9:08 p.m.

Washington County Plan Commission by:

David Hoar, President	William Ridgeway
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

WCPC/BZA Attorney:

Mark D. Clark