MINUTES OF MEETING OF
WASHINGTON COUNTY PLAN COMMISSION
Held August 1, 2016
Washington County Government Building

The Washington County Plan Commission met on August 1, 2016 at the Washington County Government Building. The meeting was called to order at 7:00 p.m. by President, David Hoar. Commission Members in attendance were David Hoar, William Ridgway, Adam Dufour, Phil Marshall, Jeff Souder, Ervin Day, Mark Hartman, and Anthony Scifres. Danielle Walker was absent. Board of Zoning Appeals members present were Darrell Tye, Max Greene, Adam Dufour, and Anthony Scifres. Absent was John Mishler. Also present were Plan Director Travis Elliott, attorney John W. Mead, and member of the public Rhonda Greene.

Anthony Scifres led the Pledge of Allegiance to the flag of our country; David Hoar offered prayer.

The minutes of the meeting of July 5, 2016 were read to the members of the Plan Commission. Phil Marshall made a motion to approve the minutes and Ervin Day seconded said motion. Said motion passed unanimously.

Plan Director Travis Elliott presented to the Board the application of Justin Borden for a swine confined feeding structure. Anthony Scifres recused himself from participation in discussion.

The application shows the structure to be on land owned by Danny Green. Travis stated that the application met all requirements of the ordinance and the score sheet reflected 255 points, even after receiving no points for having an on-site residence. Note this is a CAFO application and is for an 82'x414' barn. It was noted that Borden does not own the land; it is owned by Danny Green, his father-in-law. John commented that there is nothing in the ordinance that requires any documentation of consent or leasehold interest from the landowner.

Adam Dufour noted that in the definition section of the ordinance, the applicant can be an owner or owners of real estate or the lessee, developer, or other person with the consent of the owner.

Ervin Day commented that we should require a legal description of where the building is located. Travis Elliott stated that once the crops are in and the building location is staked, he will physically go measure the distances from the property lines.

After further discussion, Adam Dufour made a motion to approve the application conditioned upon Travis confirming that the landowner consents to the application. Motion was seconded by Phil Marshall.

There was further discussion. Jeff Souder moved to close discussion; Phil Marshall seconded the motion. David Hoar called for a vote on approval of the application. Motion passed by show of hands unanimously; Anthony Scifres abstained from voting.

Travis is to notify Mr. Borden that he is to provide documentation of the consent of the landowner within thirty (30) days.

There was discussion and review of the subdivision ordinance passed in 2011. Any application for a new subdivision should begin with the Plan Director. Several questions have been raised, generally, regarding where a person is to begin and what is required to begin a subdivision development or plan.

There was also discussion of Indiana building, administrative and electric codes.

Travis stated that approximately 100 new tax parcels per year are being created through splits or sell-offs from parent tracts.

David Hoar exhibited to the Board a subdivision plan that was created before the subdivision ordinance was adopted. Travis stated that there is a real problem in trying to provide 911 property addresses and the lack of public roads within the particular subdivision plat.

David asked the Board members to continue to review the Harrison County ordinance previously provided.

David stated that the Housing Study Report requested by the Washington County Economic Growth Partnership will be given on Friday, August 5, 2016 at the Washington County Government Building at 11:30 a.m. Anyone wishing to attend should contact the Growth Partnership.

Ervin Day asked that we obtain copies of the Salem Planning and Zoning Ordinance for review by the Board. David will inquire into that request.

The Board of Zoning Appeals was not called to order.

Upon motion by Adam Dufour, second by Jeff Souder, the meeting adjourned at 8:42 p.m.

Washington County Plan Commission by:

David Hoar, President

Jeff Souder

Danielle Walker

Ervin Day

Phillip Marshall

Mark Hartman

WCPC Attorney:

John W. Mead