MINUTES OF MEETING OF
WASHINGTON COUNTY PLAN COMMISSION
BOARD OF ZONING AND APPEALS
Held February 1, 2016 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, Danielle Walker, Adam Dufour, Jeff Souder, Mark Hartman, Ervin Day, Phil Marshall, and William Ridgway.

The Board of Zoning and Appeals was called to order at 7:02 p.m. by Adam Dufour. Members present were Darrell Tye, Max Greene, Adam Dufour, and Danielle Walker. John Mishler was absent.

Also present for the meeting were WCPC/BZA attorney John Mead, Plan Director Travis Elliott, and members of the public, Rhonda Greene, and Dawson Souder.

The Pledge of Allegiance was led by Danielle Walker and David Hoar offered prayer.

Minutes for the January 4, 2016 meeting were reviewed. Upon motion by Phil Marshall, second by Mark Hartman, the minutes were unanimously approved as read.

President David Hoar called upon Plan Director Travis Elliott. Travis stated that he had received a complaint from Charles Elgin regarding motorcycles and four wheelers trespassing on his property. His property adjoins property owned by Fruitful Ministries which allows a motorcycle club to ride on its property. The Board questioned whether Elgin's property was in a classified forest. Adam Dufour stated he believed Elgin should contact DNR. Danielle Walker offered to put Elgin in touch with DNR Classified Forestry Division. Ervin Day commented that trespass is illegal. After further discussion, the Commission recommended that Travis advise Mr. Elgin to contact the Sheriff or Prosecutor regarding filing trespass charges or to contact DNR. The Commission determined that this was not a matter within their jurisdiction.

Travis then reported to the Board on the Wilkerson matter which was before the Commission last month. Travis stated that Wilkersons are buying the property on contract. David commented that the Commission needed to study set back requirements with respect to salvage yards.

On motion by Jeff Souder, second by Phil Marshall, the Commission unanimously approved suspension of its regular meeting to conduct a public hearing on the proposed amendment to the Washington County Zoning Ordinance.

On motion by Adam Dufour, second by Ervin Day, the Commission opened public hearing at 7:15 p.m. on the proposed amendment. No members of the public appeared for comment. There was brief discussion concerning the proposed changes to the Zoning Ordinance.

On motion by Adam Dufour, second by Mark Hartman, the Commission unanimously approved closing the public hearing. Public hearing was closed at 7:25 p.m.

On motion by Jeff Souder, second by Danielle Walker, the Commission unanimously approved to reopen the Commission's regular meeting.

David again called upon Travis who stated that he had received several complaints from individuals in the health department about trash and debris on properties. Travis provided several aerial photographs of properties that showed a great deal of garbage, debris, and trash. There was discussion on how to define the problem and a brief discussion on private vs. public nuisance. Adam offered to do some research and noted that both Harrison and Floyd Counties have salvage yards and there are provisions governing them in their ordinances. Ervin commented that Floyd County has a big problem but to solve the problem ended up buying property. Adam commented about the change in prices for scrap, particularly steel. Phil commented that we need to improve the appearance of properties to aid in economic development. Travis felt that we could eliminate a lot of complaints if the Commission established some set back requirements.

Phil commented that the vacant Commission position still needs filled.

John stated that the Commission needs to make a recommendation to the County Commissioners on the amendment to the Zoning Ordinance.

Upon motion by Adam Dufour, second by Mark Hartman, and by show of hands, the following resolution was unanimously approved and adopted:

> Be it resolved that:
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> WHEREAS, Indiana Code 36-7-4-602 authorizes the Washington County Plan Commission to prepare, conduct public hearings on, approve and certify planning and zoning ordinances, and amendments thereto, for consideration by the local board of commissioners;
>
> WHEREAS, the Washington County Plan Commission (Plan Commission) prepared amendments to the Zoning Ordinance, which it deemed necessary and advisable to promote the public health, safety, and welfare within the Washington County political subdivision;
>
> WHEREAS, the Plan Commission advertised for in accordance with Indiana Code 5-3-1, and conducted a public hearing on the proposed amendments;
>
> WHEREAS, following the public hearing, the Plan Commission voted to forward the amendments to the Board of Commissioners with a favorable recommendation;
>
> The Plan Commission hereby certifies the amendments and its recommendation to the Board of Commissioners for consideration pursuant to Indiana Code Sections 36-7-4-602 through 605;

David called for any new business. Max Greene stated that the Campbellsburg Conservation Club wants to add additional dirt to its birm for the range backstop and make an addition to its building. Max was unable to provide specific details for the Club's plans. David requested that Max contact the Club and ask them to provide drawings, photos, and some detail on their plan. There was question regarding whether any changes would be grandfathered. No action was taken and it was suggested that the Club President or someone with authority come before the Commission and provide additional details.

David next made comments regarding the Board's consultant, K.K. Gerhart-Fritz. David commented on the cost to the County due to the fact that K.K. charges door step to door step; each trip to attend a Commission meeting costs the County approximately $640.00. Also, David expressed concern that, on many occasions, material which K.K. was presenting to the Board for review wasn't forwarded to the members until the day of the meeting. David would like for the material to arrive a week to 10 days prior to the meeting to give all members the opportunity to review it.

Adam commented that the County can put together legislation in draft form and then submit it to K.K. for review in her role as consultant. When asked, David stated the Commission has no written contract with K.K.

Jeff Souder left the meeting.

The Commission needs to consider rural residential issues, salvage yard issues, and a subdivision ordinance. David suggested the Commission members send comments and thoughts to the Commission's legal counsel for assembling into a document.

There was no meeting of the BZA.

Upon motion by Ervin Day, second by Danielle Walker, and being unanimously approved, the Commission/BZA concluded its meeting at 8:42 p.m.

Washington County Plan Commission by:

David Hoar, President

William Ridgway

Danielle Walker

Adam Dufour

Phillip Marshall

Jeff Souder

Mark Hartman

Ervin Day

Board of Zoning and Appeals by:

Danielle Walker

Adam Dufour

Max Greene

Darrell Tye

John Mishler

WCPC/BZA Attorney:

John W. Mead