MINUTES OF MEETING OF
WASHINGTON COUNTY PLAN COMMISSION
BOARD OF ZONING AND APPEALS
Held January 4, 2016 at 7:00 p.m.
Washington County Government Building

The Washington County Plan Commission was called to order at 7:07 p.m. by President, David Hoar. Plan Commission members in attendance were David Hoar, Danielle Walker, Adam Dufour, Jeff Souder, Mark Hartman, Ervin Day, and William Ridgway; Phil Marshall was absent.

Also present for the meeting were WCPC/BZA attorney John Mead, Plan Director Travis Elliott, and public member Brenda Wilkerson.

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

President Hoar announced that since this was the first meeting of the year, organization of the WCPC needed to occur. President Hoar then turned the meeting over to the Board's attorney, John Mead, to conduct election of officers. Jeff Souder nominated David Hoar for the office of President; Ervin Day seconded the nomination. Upon motion by Adam Dufour, second by Danielle Walker, the Board unanimously approved to close nominations. David Hoar was unanimously elected as President of the WCPC. John then returned the meeting back over to President Hoar.

President Hoar asked for nominations for the office of Vice President of the WCPC. Ervin Day nominated Adam Dufour; Jeff Souder seconded. Upon motion by Danielle Walker, second by Mark Hartman, the WCPC unanimously approved to close nominations. Adam Dufour was unanimously elected as Vice President of the WCPC.

President Hoar asked for a motion to retain legal counsel for the coming year. Upon motion by Jeff Souder, second by Adam Dufour, the motion to retain the firm of Mead, Mead & Clark as attorneys for WCPC/BZA for the coming year was unanimously approved.

President Hoar then asked the WCPC to consider establishing a schedule of meetings for the coming year. Upon motion by Ervin Day, second by Adam Dufour, the motion to establish meeting dates for 2016 was unanimously approved. The meeting dates approved were as follows:

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

Minutes of the December 7, 2015 meeting were distributed for review. Upon motion by Ervin Day, second by Mark Hartman, the minutes were unanimously approved.

At this time, Jeff Souder left the meeting.

President Hoar called upon public member Brenda Wilkerson. Ms. Wilkerson wants to locate an auto salvage and rebuild yard under the name of B&B Auto Salvage on the back of her property located at 7769 W. Cole Hollow Road. Ms. Wilkerson owns the property. Ms. Wilkerson asked for the approval of her application to the State for a retail business license. Ervin Day commented that there should be some setback restrictions and inquired whether there was anything in the existing ordinance that would require the same. After further discussion, it was concluded that there were no restrictions in the existing ordinance that would prevent or prohibit approval of Ms. Wilkerson's application. Upon motion of Adam Dufour, second by Danielle Walker, the Commission agreed to approve the application of Ms. Wilkerson d/b/a B&B Auto Salvage. Ms. Wilkerson commented that she was going to build a fence behind her home to screen off the salvage business from the residence.

There was discussion on the need to revise the land use ordinance.

The WCPC then turned to the discussion of further amendments to the Zoning Ordinance. Discussion involved the addition of changes to Section 500 of the Ordinance involving definitions. The WCPC reviewed the proposed changes. These changes involve definitions of "owner", "operator" and "operation". Changes to the definition section will also involve changes to Appendix B of the Ordinance.

It was decided to include the changes in the draft of the Zoning Ordinance amendment to be tendered to the Commissioners for approval.

A public hearing will be held on February 1, 2016 beginning at 7:15 p.m. Notice of the public hearing will need to be published in the paper.

Upon motion by Adam Dufour, second by Mark Hartman, the WCPC unanimously approved the insertion of changes discussed at this evening's meeting into the proposed Ordinance amendments and to advertise the public hearing scheduled for the February 1, 2016 WCPC meeting. Public notices are to be posted at the Courthouse, Extension Office, Library and County Highway Office.

Upon motion by Ervin Day, second by Adam Dufour, the WCPC unanimously approved to conclude its meeting at 8:37 p.m.

The Board of Zoning and Appeals was then called to order at 8:40 p.m. by President Adam Dufour. Members present were Darrell Tye, Danielle Walker, Max Greene, and Adam Dufour. John Mishler was absent.

Minutes for the BZA meeting of December 7, 2015 as a joint meeting with the WCPC were reviewed. Upon motion by Darrell Tye, second by Max Greene, the minutes were unanimously approved.

President Dufour announced that since this was the first meeting of the year, organization of the BZA needed to occur.

Upon motion by Adam Dufour, second by Danielle Walker, Max Greene was unanimously approved as President of the BZA.

Upon motion by Max Greene, second by Darrell Tye, Adam Dufour was elected Vice President of the BZA.

Upon motion by Darrell Tye, second by Adam Dufour, and being unanimously approved, the BZA concluded its meeting at 8:45 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