MINUTES OF MEETING OF
WASHINGTON COUNTY PLAN COMMISSION
BOARD OF ZONING APPEALS
Held December 5, 2016
Washington County Government Building

The Washington County Plan Commission met on December 5, 2016 at the Washington County Government Building. The meeting was called to order at 7:04 p.m. by President, David Hoar. Commission Members in attendance were David Hoar, William Ridgway, Danielle Walker, Adam Dufour, Ervin Day, Mark Hartman, and Anthony Scifres. Phil Marshall and Jeff Souder were 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 and Plan Commission attorney John Mead.

Danielle Walker led the Pledge of Allegiance to the flag of our country; David Hoar offered prayer.

Upon motion by Ervin Day, second by William Ridgway, the minutes for the September 6, 2016 meeting were unanimously approved. Upon motion by Mark Hartman, second by Anthony Scifres, the minutes for the November 7, 2016 meeting were unanimously approved.

Travis Elliott reported that he expected several confined feeding applications in 2017. He had no other report for the meeting.

David Hoar displayed the Harrison County Zoning Ordinance.

The Commission reviewed the list of definitions in the Harrison County Zoning Ordinance. It was noted that there are many more definitions than in Washington County's current Ordinance. It was suggested that the members review the definitions section of the Harrison County Zoning Ordinance in comparison with Washington County's and decide if there are additional definitions which should be added to the local Ordinance.

It was noted that Washington County's Ordinance on confined feeding is much more extensive than what is contained in the Harrison County Ordinance. David commented that the Washington County confined feeding Ordinance could be copied and pasted into the Harrison County Ordinance if the Commission decides to adopt that ordinance.

The Commission next reviewed Article 3 of the Harrison County Ordinance listing and defining the different zoning districts. Again, it was noted that the Harrison County Ordinance contains many districts. There was extensive discussion on what zones are needed. During the discussion, it was noted that some zones have already been established by the County's Comprehensive Plan and that a Zoning Ordinance adopted by the Commission should not conflict with the Comprehensive Plan. Careful attention will be needed to properly coordinate between the Plan and the Ordinance.

It was further discussed what zones are needed locally. There was a general feeling that the Harrison County Ordinance contains too many zones to be workable as a local model.

There was discussion regarding industrial zones in the Harrison County Ordinance. It was noted that Harrison County contains many restrictions and limitations on numerous aspects of industrial development such as air quality, noise limits, and other such items. There was concern about the extent of such limitations.

Adam Dufour noted that the Commission needs to be careful that restrictions are not so numerous that they become prohibitions and limitations on family businesses such as cabinet making, farrowing, agricultural repair, and other such business operations.

John Mead suggested that the Commission consider the ordinance section by section, i.e. focus on residential and make decisions regarding what is needed or not needed, and then focus on commercial, and then industrial.

There was discussion regarding coordination with the City Zoning Ordinance in regards to the two mile fringe. The County Ordinance should not be developed in large conflict with the City Ordinance. Some questioned whether the City, at some point, may give up jurisdiction over the two mile fringe. There was also comment about potential of the City to annex areas within the bypass and discussion regarding the potential effect of that.

The Commission reviewed the section of the Harrison County Ordinance on housing. There was discussion regarding the difference between manufactured homes, mobile homes, and stick built homes. It was noted that there is a difference between how residential dwellings constructed by different methods are treated by the insurance industry, realtors, and for building inspection. There is also a difference in how they are assessed. Danielle Walker commented that the Commission needs to focus on the development of zones. Ervin Day commented the Commission needs to be clear in its definitions.

Everyone recognized there is a great deal of work yet to do.

David Hoar stated that the January meeting would be the Commission's organizational meeting. There was discussion regarding meeting dates in 2017 and comment that they should continue to follow the schedule of the County Council.

Upon motion by Ervin Day, second by Adam Dufour, the Plan Commission meeting adjourned at 8:29 p.m.

The Board of Zoning Appeals was not called into formal meeting as there was no action for the Board to take.

Washington County Plan Commission by:

David Hoar, President

William Ridgeway

Danielle Walker

Adam Dufour

Phillip Marshall

Jeff Souder

Ervin Day

Mark Hartman

Anthony Scifres

Board of Zoning and Appeals by:

Max Greene, President

Adam Dufour

Darrell Tye

John Mishler

Anthony Scifres

Commission/BZA Attorney:

Mark D. Clark