MINUTES OF MEETING OF
WASHINGTON COUNTY PLAN COMMISSION
BOARD OF ZONING APPEALS
Held September 6, 2016
Washington County Government Building

The Washington County Plan Commission met on September 6, 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, Danielle Walker, Phil Marshall, Jeff Souder, Ervin Day, and Mark Hartman. Adam Dufour and Anthony Scifres were absent. Board of Zoning Appeals members present were Darrell Tye and Max Greene. Absent were Adam Dufour, John Mishler, and Anthony Scifres. Also present were Plan Director Travis Elliott, attorney John W. Mead, and member of the public Rhonda Greene.

Danielle Walker led the Pledge of Allegiance to the flag of our country; Jeff Souder offered prayer.

The minutes of the meeting of August 1, 2016 were read to the members of the Plan Commission. Phil Marshall made a motion to approve the minutes and Jeff Souder seconded said motion. Said motion passed unanimously.

Plan Director Travis Elliott questioned whether there were guidelines for "small houses". Travis stated that they had the same registration as an RV. These are tiny houses built on wheels or delivered on trucks. There was a question regarding what constitutes temporary housing. Travis noted if it is occupied less than half the year it is considered temporary. There were questions regarding sanitation and the use of outhouses. It was noted that the Health Department has specific requirements for outhouses. Travis stated that tiny houses have to meet HUD requirements. No decision was reached on whether to draft a definition or rules for small houses.

David asked the Commission to consider residential issues. He stated this is a changing environment and the Commission needs to be up to date.

David asked the Commission to review the Harrison County Ordinance. Washington County's current zoning map identifies two (2) classes zoned as residential and agricultural. It was noted that Harrison County is still using their 1974 map.

There was discussion regarding zoning of incorporated areas in the county. It is believed that Pekin and Livonia have their own zoning ordinances. Campbellsburg and Little York are not believed to have zoning. Fredericksburg is dissolved.

There was discussion regarding planned urban district and planned employment district. These are identified in the Harrison County Ordinance.

David stated that he had sent everyone a copy of the Harrison County Ordinance for review. Section 802 of the Harrison County Ordinance was reviewed regarding certificate of occupancy.

David asked all of the Commission members to review the residential definitions and portions of Article 3 of the Harrison County Ordinance for the next meeting.

Ervin displayed a copy of the City of Salem Zoning Ordinance. The binder is about 3" thick.

Danielle attended a meeting to review the housing study report. She will e-mail a copy of the report to the Commission members.

Upon motion by William Ridgway, second by Jeff Souder, the meeting adjourned at 8:12 p.m.

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:

John W. Mead