MINUTES OF MEETING OF
WASHINGTON COUNTY PLAN COMMISSION
Held October 2, 2017
Washington County Government Building

The Washington County Plan Commission was called to order at 7:00 p.m. by President, David Hoar. Board members present were David Hoar, Danielle Walker, Preston Shell, Jeff Souder, by designee Todd Ewen, Ervin Day, Mark Hartman, Anthony Scifres, and Deidra Miller. Absent was Kevin Carty. Also present were Commission Attorney Mark Clark and Plan Director Travis Elliott, BZA member Max Greene, and member of the public Rhonda Greene.

The Pledge of Allegiance was led by Anthony Scifres and Mark Hartman offered prayer.

Minutes of the September 5, 2017 meeting were reviewed. Upon motion by Preston Shell, second by Ervin Day, the Plan Commission unanimously approved the minutes.

Plan Director Travis Elliott reported that the Board of Zoning Appeals will need to attend the November 6, 2017 meeting in order to hear two (2) variances filed by Corey Beach. These variances deal with a manure storage barn and a building addition to existing poultry barns.

Travis reviewed the Permit Application for the Construction of Manure Storage/Compost Facility that was adopted by the Plan Commission on September 5, 2017. There was particular discussion regarding the need for Appendix B. It was pointed out that the information sought on Appendix B is previously set forth in the last paragraph on Page 1 of the Permit Application. Secondly, the wording of Appendix B was noted to be somewhat confusing. Following discussion, the Plan Commission agreed to remove Appendix B from the Permit Application for the Construction of Manure Storage/Compost Facility and to add language to the last paragraph of Section 2 of the Application to refer to Section 701.2.1(a)-(d). By adding the reference to Section 701.2.1, there will then be a reference for applicants to determine the appropriate setoffs from the nearest residence, school, public use facility or church, and centerline of all adjacent roads. Upon motion by Anthony Scifres, second by Danielle Walker, the Plan Commission unanimously approved the permit application for manure storage/compost facility with said revisions.

Travis distributed a copy of the definitions regarding subdivisions and subdivisions exempt from Ordinance #2011-03 of the Washington County Code. Travis explained that he had had an individual contact him seeking an opinion as to whether the building of multi-family units upon a single tract of real estate with the number of multi-family units being more than one (1) such unit constituted a subdivision. Counsel Clark advised that the Plan Commission is not in the position of giving advisory opinions to individuals as to what the definitions of the ordinances of Washington County are and that applicants need to seek legal advice when a legal opinion is needed as to actions regarding the various ordinances and planning and zoning provisions of Washington County. Much discussion was held as to what is defined as a subdivision, what should be defined as a subdivision, and whether, in fact, the Plan Commission had adopted Washington County Subdivision Control Ordinance #2011-03 as a specific ordinance of the Plan Commission. Following discussion, the Plan Commission directed Travis to inform the caller that he/she should seek the advice of an attorney. President Hoar would then meet with counsel to determine the status of Subdivision Control Ordinance #2011-03 as being a part of the

Planning and Zoning Ordinance of Washington County or whether the same is a separate ordinance passed and enforced by the Washington County Commissioners.

John Mishler was on the agenda but did not appear.

President Hoar read a statement of Jeff Souder as Washington County Surveyor and, as such, is a member of the Planning and Zoning Board. Jeff has appointed Todd Ewen as the Surveyor designee to the Plan Commission at this time.

Preston Shell announced that Deidra Miller was the new appointee to the Plan Commission as the appointment by the Washington County Commissioners. Ms. Miller replaces Adam Dufour.

There being no additional business to come before the meeting, upon motion by Anthony Scifres, second by Danielle Walker, the Commission unanimously approved to close the meeting at 8:30 p.m.

The Board of Zoning Appeals was not called to order.

Washington County Plan Commission by:

David Hoar, President

Danielle Walker

Jeff Souder/Todd Ewen

Ervin Day

Mark Hartman

Anthony Scifres

Preston Shell

Kevin Carty

Deidra Miller

WCPC Attorney:

~~Mark D. Clark~~

Washington County Plan Commission by:

David Hoar, President

Danielle Walker

Jeff Souder/Todd Ewen

Ervin Day

Mark Hartman

Anthony Scifres

Preston Shell

Kevin Carty

Deidra Miller