# MINUTES OF MEETING OF
# WASHINGTON COUNTY PLAN COMMISSION
# BOARD OF ZONING AND APPEALS
## Held January 3, 2017
## 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, William Ridgway, Danielle Walker, Phil Marshall, Jeff Souder, Ervin Day, Mark Hartman, and Anthony Scifres which met quorum. Board of Zoning Appeals members present were Max Greene and Anthony Scifres. Absent were Darrell Tye and John Mishler. Quorum was not met for BZA. Also present were WCPC/BZA attorney John Mead, Plan Director Travis Elliott and public members Rhonda Greene and Sabrina Burdine of Washington County Economic Growth Partnership.

The Pledge of Allegiance was led by Danielle Walker and Jeff Souder offered prayer.

President Hoar announced that Adam Dufour has resigned from the Plan Commission and BZA.

President Hoar announced that since this was the first meeting of the year, it was necessary for the Plan Commission to organize itself and then turned the meeting over to the Board's attorney, John Mead, to conduct election of officers.

Upon motion by Jeff Souder, second by Phil Marshall, David Hoar was nominated for the office of President and Danielle Walker was nominated for the office of Secretary. There being no other nominations, John called for the vote. David Hoar was unanimously elected President and Danielle Walker was unanimously elected Secretary of the WCPC.

Upon motion by Phil Marshall, second by Jeff Souder, Ervin Day was nominated for the office of Vice President. There being no other nominations, John called for the vote. Ervin Day was unanimously elected Vice President of the WCPC.

The organizational meeting being completed, John returned the meeting over to David Hoar.

David commented that the Commission should plan for someone else to lead the Commission next year, as this will be the last year he wants to be President.

Minutes of the December 5, 2016 meeting were distributed for review. Upon motion by Phil Marshall, second by William Ridgeway, the minutes were unanimously approved.

David presented a list of proposed meeting dates for the coming year. Danielle reported that all dates were available on the Center calendar. Upon motion by Ervin Day, second by William Ridgway, the Commission unanimously approved the proposed meeting dates and adopted the schedule of meeting dates to be held in 2017 and that the location would be at the County Government Center. John reported that the meeting dates are being published in the newspaper.

David called upon Plan Director Travis Elliott. Travis had nothing to report and stated that there are a couple of applications that are out but have not been returned.

The Commission reviewed the Salem Zoning Ordinance beginning with Chapter 156, Subsection 156.003 – Definitions. Bill Ridgway questioned if the Commission is considering integrating revisions of the Salem and Harrison County Ordinances. David stated that that was being considered.

It was noted that the air space ordinance has previously been adopted by the City and County and will be incorporated as a part of this Ordinance. It was noted that some of the definitions sections from the air space ordinance have previously been incorporated into the definitions.

There was discussion regarding the impact of the two-mile fringe. The City has adopted an ordinance specifically identifying the two-mile fringe. The impact of this area will need to be considered by the Commission in the development of the County ordinance. It was felt that the Commission needs to incorporate the two-mile fringe designation into the ordinance.

It was noted that the City is discussing annexation of areas inside the bypass. There was specific discussion regarding the area at the northwest corner of State Road 56 and Jim Day Road.

There was review of definitions; particularly those of non-conforming uses in the Salem Ordinance. There was discussion regarding existing non-conforming uses within the City, such as Cheddar Depot and Northside Hardware.

There was discussion regarding fencing. It was noted that in adopting an ordinance, there needs to be a good clarification of responsibility for fencing.

There was discussion regarding differences between a Rural Residential Zone in the City Ordinance and Agricultural Zone in the County. Discussion included the restrictions for each of those zones. It was noted in the Salem Ordinance that as the zones expand, they include uses that are permitted in more restrictive zones. For example, an I-2 District could have single family residences as identified in an R-1 Zone.

There was discussion regarding public parks open spaces and agricultural land.

There was extensive discussion regarding incorporated towns within the County that do not have zoning. Pekin and Livonia do have a Zoning Ordinance; Campbellsburg has some ordinance establishing restrictions, but it is not specifically a zoning ordinance.

It was noted that the Commission needs to obtain copies of ordinances from Pekin, Campbellsburg, Livonia, Little York, and Hardinsburg for review.

Max Greene commented that in establishing zones, the Commission needs to consider the infrastructure which is present within the zone. If a particular area has both municipal water and sewer, it would be more appropriate to adapt it to residential and industrial and commercial rather than an area in the county which might have municipal water but no sewer might be appropriate for single family residences if septic were available, but not appropriate for industrial.

Review of the Salem Ordinance concluded at Subsection 156.006.

It was noted that there is a vacancy on the BZA for a Commission appointment. Upon motion by Jeff Souder, second by Ervin Day, the Board unanimously approved the appointment of Mark Hartman to the open BZA position.

Upon motion by Jeff Souder, second by William Ridgway, the WCPC unanimously approved to conclude its meeting at 8:35 p.m.

Washington County Plan Commission by:

David Hoar, President

William Ridgway

Danielle Walker

Phillip Marshall

Jeff Souder

Mark Hartman

Ervin Day

Board of Zoning and Appeals by:

Max Greene

Darrell Tye

John Mishler

Anthony Scifres

Mark Hartman

WCPC/BZA Attorney:

John W. Mead