MINUTES OF MEETING OF
WASHINGTON COUNTY PLAN COMMISSION
Held November 6, 2017
Washington County Government Building

The Washington County Plan Commission was called to order at 7:07 p.m. by President, David Hoar. Board members were present were David Hoar, Danielle Walker, Preston Shell, Todd Ewen, Ervin Day, Mark Hartman, Anthony Scifres, and Deirdre Miller. Absent was Kevin Carty. Also present were Commission Attorney John Mead, Plan Director Travis Elliott, and member of the public Rhonda Greene.

The Pledge of Allegiance was led by Preston Shell and Todd Ewen offered prayer.

Minutes of the October 2, 2017 meeting were reviewed. Upon motion by Preston Shell, second by Todd Ewen, the Plan Commission unanimously approved the minutes.

Plan Director Travis Elliott advised the Board that the Board of Zoning Appeals had approved two (2) variances filed by Cory Beach with respect to his application for a manure storage facility. Travis presented proof that Beach had notified all adjoining property owners. Following discussion, upon motion by Preston Shell, second by Todd Ewen, the application for a manure storage facility was unanimously approved.

David introduced Deirdre Miller to the Board as a new Board member.

Travis presented a resolution to incorporate Ordinance No. 2011-03 into the Washington County Zoning Ordinance. Following brief discussion, upon motion by Ervin Day, second by Anthony Scifres, Ordinance No. 2011-03 was unanimously adopted into the Washington County Zoning Ordinance.

The Board's attorney discussed with the Board a recent issue regarding residential construction in the Elk Creek Conservancy District. Travis had been contacted by someone for a building permit at a site below the dam of Elk Lake. Travis referred the applicant to Chris Boling, County Environmentalist, who, in turn, contacted John. John explained the potential dangers of building a residence at that location and the impact it would have on the Conservancy District. It would raise the classification of the dam from "significant hazard" to "high hazard". John exhibited to the Board a breach zone map that had been produced by DNR.

Todd Ewen commented that he farmed the parcel of land where this would be located. He felt it should not be permitted. Travis discussed the impact of the flood plain and the flood fringe with regard to a 100 year flood. The flood area on the breach map is different from the 100 year flood zone.

Rhonda Greene inquired about the cost of bringing the dam to current standards. John stated that it could be in the range of $1 million, based on current requirements.

David Hoar referred the Board to the Comprehensive Plan. David stated that some structures, such as Lake John Hay, are developed as water supply, in addition to protecting health and safety. The Board's attorney commented that there was no Plan Commission ordinance that

would prohibit building of the structure. There was discussion regarding maintenance of Elk Lake and other structures by the Conservancy Districts. No action was taken.

The Board requested its attorney to obtain breach maps for other Conservancy Districts in the County.

David asked the Board to review Washington County Code Article 151. This was adopted in connection with flooding in Fredericksburg.

The Board returned to a discussion regarding rural residential. David asked the Board to review the Comprehensive Plan. Anthony Scifres is working on combining various documents.

Todd Ewen questioned whether the Board should set a goal or deadline to adopt an entire zoning ordinance. He noted there are multiple ways to look at it. Anthony commented that once a month is not enough time to review all of the provisions.

There being no additional business to come before the meeting, upon motion by Preston Shell, second by Todd Ewen, the Commission unanimously approved to close the meeting at 8:27 p.m.

Washington County Plan Commission by:

David Hoar, President

Danielle Walker

Jeff Souder/Todd Ewen

Ervin Day

Mark Hartman

Anthony Scifres

Preston Shell

Kevin Carty

Deirdre Miller

WCPC Attorney:

John Mead