MINUTES OF MEETING OF
WASHINGTON COUNTY PLAN COMMISSION
BOARD OF ZONING APPEALS
, Held October 1, 2018
Washington County Conference Room

The Washington County Plan Commission was called to order at 7:05 p.m. by President, David Hoar. Board members present were David Hoar, Ervin Day, Mark Hartman, Deirdra Miller, and Todd Ewen; absent were members Danielle Walker, Preston Shell, Anthony Scifres, and Kevin Baird. Board of Zoning Appeals members present were Max Greene and Mark Hartman; absent were Anthony Scifres, Darrell Tye and John Mishler. Also present were the Commission's Attorney, Mark Clark, Plan Director Travis Elliott, and County Highway Superintendent Rick Voyles.

The Pledge of Allegiance was led by Deirdra Miller; Mark Hartman offered prayer.

Minutes of the September 10, 2018 meeting were reviewed. Upon motion by Todd Ewen, second by Ervin Day, the minutes were unanimously approved as presented.

Plan Director Travis Elliott and Highway Superintendent Rick Voyles led discussion regarding driveway specifications, both in the Subdivision Ordinance and in the County Code. The Subdivision Ordinance requires a line of sight measurement of 325' feet from a driveway and the County Code provides that a driveway may not be located with 200' of another driveway. Discussion entailed both the line of sight requirements and the location requirements of driveways, both in existing subdivisions adopted prior to the Plan Commission's existence, and future driveways. All Plan Commission members agree that, in the future, subdivisions should have internal roads giving access to each of the individual lots within a platted subdivision and only one (1) or two (2) roadways connecting to public roads, those being either County roadways or State highways. During discussion, Commission Attorney Mark Clark advised the members of the difference between a platted subdivision and sub-divided land was that a platted subdivision has a particular plat with lot numbers that has been approved by either the Commissioners or Plan Commission and that sub-divided land is still simply a meets and bounds description division of the real estate with no particular plat. Attorney Clark advised that pursuant to the way our County Ordinance and Subdivision Control Ordinance is now written, the 325' sight distance requirement applies only in platted subdivisions and the 200' distance requirement between driveways does not apply to platted subdivisions. Additionally, the plats of all subdivisions are to show on the plat where the driveways to the individual lots are to be located on the lots. Following much discussion, no final decisions were made regarding this matter.

Travis informed the Plan Commission that at the November meeting, he anticipates that two (2) plats will be presented to the Plan Commission for abolishment to have the acreage returned to non-platted real estate.

There was discussion regarding K.K. Gerhart-Fritz's memo dated September 19, 2018 to review and amend the preliminary Zoning District Developmental Standards as outlined in said memo. There was much discussion regarding the various zoning districts and the lot areas, minimum lot frontage, minimum lot width, minimum front setback, minimum side setback, minimum rear setback, and maximum height for each particular District. Throughout the course of discussion,

changes were made to the table shown in the September 19, 2018 memo. Discussion was also held regarding the Airport Overlay. Attorney Clark gave K.K. a copy of the County Ordinance regarding the Airport Overlay and the heights and distances for setbacks and widths already approved in said Ordinance by the County which could be included within the Zoning District Developmental Standards. Following much discussion and exchange of ideas, K.K. was given the task of revising the table as had been discussed during the meeting. The next step for the Plan Commission is to determine the individual zoning districts and what land uses go into each district. K.K. is to develop a memorandum listing suggested land uses within each of the zoning districts in the County and the Plan Commission members are to review those uses in order to determine what uses should be included, what uses should be excluded, and what additional uses should be discussed further. Following individual review, land uses for each zoning district will be finalized at the November meeting. K.K. will then meet with the Plan Commission at the December meeting to review the Plan Commission's decisions and make suggestions based upon her experience.

There being no additional business to come before the meeting, upon motion of Todd Ewen, seconded by Deirdra Miller, the Commission unanimously approved to close the meeting at 8:45 p.m.

The Board of Zoning Appeals was not called to order; no action taken.

Washington County Plan Commission by:

David Hoar, President

Danielle Walker

Todd Ewen

Ervin Day

Mark Hartman

Anthony Scifres

Preston Shell

Kevin Baird

Deirdre Miller

WCPC Attorney:

John W. Mead/Mark D. Clark

ORDER OF THE WASHINGTON COUNTY ADVISORY PLAN COMMISSION DETERMINING THAT AN AMENDING DECLARATORY RESOLUTION AND ECONOMIC DEVELOPMENT PLAN, AS AMENDED, APPROVED AND ADOPTED BY THE WASHINGTON COUNTY REDEVELOPMENT COMMISSION CONFORM TO THE COMPREHENSIVE PLAN AND APPROVING SAID RESOLUTION AND AMENDED PLAN

WHEREAS, the Washington County ("County") Redevelopment Commission did on January 9, 2006, adopt a declaratory resolution, as amended on October 17, 2016 (collectively, as amended, "Industrial Park Declaratory Resolution") and economic development plan, as amended (as amended, "Industrial Park Plan") establishing the Washington County Economic Development Area (commonly known as the "Industrial Park Economic Development Area") as an economic development area and tax allocation area pursuant to IC 36-7-14 (collectively, "Industrial Park Area") and confirmed the Industrial Park Declaratory Resolution on July 16, 2006, as amended on December 13, 2016, after conducting public hearings (collectively, as amended, "Industrial Park Confirmatory Resolution");

WHEREAS, the Commission did on February 25, 2010, adopt a declaratory resolution, as amended on October 17, 2016 (collectively, as amended, "Airport Declaratory Resolution") and economic development plan, as amended (as amended, "Airport Plan") establishing the Speedway/Airport Economic Development Area as an economic development area and tax allocation area pursuant to IC 36-7-14 (collectively, "Airport Area") and confirmed the Airport Declaratory Resolution on June 7, 2010, as amended on December 13, 2016, after conducting public hearings (collectively, as amended, "Airport Confirmatory Resolution");

WHEREAS, the Industrial Park Declaratory Resolution and the Industrial Park Confirmatory Resolution are hereinafter collectively referred to as the "Industrial Park Area Resolution;"

WHEREAS, the Airport Declaratory Resolution and the Airport Confirmatory Resolution are hereinafter collectively referred to as the "Airport Area Resolution;"

WHEREAS, the Industrial Park Area Resolution and the Airport Area Resolution are hereinafter collectively referred to as the "Area Resolutions;"

WHEREAS, the Industrial Park Plan and the Airport Plan are hereinafter collectively referred to as the "Plans;"

WHEREAS, the Airport Area and the Industrial Park Area are hereinafter collectively referred to as the "Areas;"

WHEREAS, the Area Resolutions approved the Plans for the Areas which Plans contained specific recommendations for economic development in the Areas;

WHEREAS, on October 24, 2018, the Commission adopted an Amending Declaratory Resolution ("Amending Declaratory Resolution") for the purpose of amending the Area Resolutions and the Plans to: (i) add the construction of airport improvements, including site

preparation, hangar construction, paving and all necessary appurtenances, related improvements and equipment (collectively, "Projects") all in, serving or benefiting the Areas; and (ii) amend the Industrial Park Area Resolution and Industrial Park Plan to add the acquisition of certain property as set forth on Exhibit A thereto ("Real Property") to the acquisition list in the Industrial Park Plan; and

WHEREAS, the Act requires approval of the Amending Declaratory Resolution by the Washington County Advisory Plan Commission ("Plan Commission");

NOW, THEREFORE, BE IT RESOLVED BY THE WASHINGTON COUNTY ADVISORY PLAN COMMISSION, AS FOLLOWS:

1. The Amending Declaratory Resolution and Plans conform to the Comprehensive Plan of the County.

2. The Amending Declaratory Resolution and Plans are hereby approved.

3. The Secretary of the Plan Commission is hereby directed to file a copy of the Amending Declaratory Resolution and Plans with the permanent minutes of this meeting.

Passed by the Washington County Advisory Plan Commission, this 5th day of November, 2018.

WASHINGTON COUNTY PLAN COMMISSION

President

ATTEST:

Secretary