approved

**MINUTES OF MEETING OF**
**WASHINGTON COUNTY PLAN COMMISSION**
**BOARD OF ZONING APPEALS**
**Held April 2, 2018**
**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, Todd Ewen, Preston Shell, Ervin Day, Anthony Scifres, Deirdre Miller, Mark Hartman, and Kevin Baird. Absent was Danielle Walker. Board of Zoning Appeals members present were Max Greene, Darrell Tye, Mark Hartman and Anthony Scifres. Absent was John Mishler. Also present were WCPC/BZA attorney John Mead, Plan Director Travis Elliott, and members of the public Rick Voyles, Rhonda Greene, Larry Cottongim, David Allen, and Ken Temple.

The Pledge of Allegiance was led by Todd Ewen; Kevin Baird offered prayer.

Minutes of the March 5, 2018 meeting were reviewed. Upon motion by Preston Shell, second by Ervin Day, the minutes were unanimously approved as presented.

Travis presented an application by Larry Cottongim for a litter storage building which is not located with an AFO or CFO. This would be a 60 x 125' structure used for off-site storage. Travis stated that he had talked with Mark Clark and they had concluded that this was exempt. Following discussion, the Board concluded the proposed structure was exempt from the application process and would be allowed.

David Allen and Ken Temple appeared before the Board. John stated that the check list presented by David was not yet complete. Ken questioned whether Rule 5 would be necessary since the current plan is to not disturb any soil. Ken would place the requirement on builders to follow good practices. David Hoar stated that it is necessary for the Commission to see the entire plan and to have the checklist complete.

Kevin stated Rule 5 plan would need to be addressed on each individual lot. He stated there is a typical lot plan in the Rule 5 constructions that could be followed. Ken wants to let Rule 5 be addressed by lot owners. David Allen stated that the property is not subject to the 100 year flood plan and that random soil samples have been taken for septic purposes.

David Hoar emphasized the need for a complete packet of information. He expressed real concerns regarding past history of roads to be developed privately in older subdivisions. This has not worked well in the past and has resulted in the private landowners approaching the county for road maintenance. David Hoar expressed concerns about the future viability of private property owners keeping up the roadways. David Hoar felt that even if it were built to county specs, it would need to be bonded for three (3) years to complete it.

Rick Voyles commented that the county specification is a 20' width paved before the County will take over as a public road. Ken Temple stated that there is now stone to 22' wide on a correct sub base. Ken stated that he put the road in to County specs – 22' wide with 8" of rock base. David Hoar stated that in the future, the Commission will want roads built to county specs.

David Allen questioned whether the property owner documents are acceptable under the County Ordinance.

Max Greene asked if there is a distance requirement for storage buildings or if there needs to be a limit on the size of the building. It was discussed that a manure storage facility requires the same setback as an AFO or CFO. If there are no animals present on the site, then the set back goes back to the minimum setback. Ervin commented that he felt the Board needs to hold to a higher level. IDEM regulates manure storage based on the number of animals. Anthony questioned what would happen if it were to be a commercial manure operation.

Travis asked if the Board wanted to reorganize the checklist for subdivisions. He feels the areas posing the most risk of a subdivision not passing for the developer should be given priority position on the list.

David Hoar discussed sight visibility triangle for intersections. Rick Voyles questioned whether the Commission should adopt a standard for a main entrance or master entrance. Ervin questioned whether the Ordinance would allow split shared driveways.

Deirdre stated that there really is a public safety issue with roads and the ability of emergency vehicles to access structures or other areas when needed. Public safety is a huge issue. Kevin stated that if we require developers to put in a road to meet the standards, that addresses the public safety concern.

Rick Voyles stated that he had been out to the site today where David Allen and Ken Temple's subdivision is proposed. He stated that the access easement shows its not being maintained and indicates where people have been driving around potholes in the lane. Todd commented that East Washington Water is unable to provide fire protection. Deirdre stated that in that situation, the properties would not have an adequate ISO rating.

There was discussion regarding the entrance off of Wathen Road. There was discussion regarding the easement across from Merwyn Fisher which provides access to the subdivision. John stated that he had reviewed the easement and had questions regarding its sufficiency.

David is going to request K.K. to review how roads are described in our ordinance because, ultimately, they become public roads. It was noted there are issues for school buses in the Eastern school district. David again noted that the Commission should not review any applications for subdivisions until there is a complete application with all items on the checklist cleared.

David asked the Commission to return to a review of a draft of the 400 provisions provided by K.K. He referenced the timeline in 401 regarding vested rights with respect to non-conforming uses. David stated that the goal is to take all non-confirming uses and make them confirming. He pointed out that Sections 402.5 and 403.2 have to be read together regarding single unit housing structures.

The Board returned to discussion of David Allen's subdivision proposal. Rick Voyles stated that he had requested a 12' x 50' culvert at the intersection with Wathen Road. There was discussion with requiring the easement for access to be brought to County road standard. It was also noted

that the second cul-de-sac shown on the proposed subdivision plat does not exist. Kevin commented that there will need to be a storm water management plan for the subdivision.

There was discussion regarding roadway and the easement. It was pointed out that the easement is not up to county road spec. This is a public safety issue. Max commented that he felt the Commission should require the roadway to be built to county road standards and that approval should be given to the subdivision only if that were done.

There being no additional business to come before the meeting, upon motion by Preston Shell, second by Mark Hartman, the Commission unanimously approved to close the meeting at 8:50 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