MINUTES OF MEETING OF
WASHINGTON COUNTY PLAN COMMISSION
BOARD OF ZONING APPEALS
Held July 2, 2018
Washington County Conference Room

The Washington County Plan Commission was called to order at 7:10 p.m. by President, David Hoar. Board members present were David Hoar, Danielle Walker, Ervin Day, Mark Hartman, Todd Ewen, and Kevin Baird; absent were members Preston Shell, Anthony Scifres, and Deirdre Miller. Board of Zoning Appeals members present were Max Greene and Mark Hartman; absent were members John Mishler, Anthony Scifres, and Darrell Tye. Also present were Rhonda Greene and Richard Becht as members of the public.

The Pledge of Allegiance was led by Mark Hartman, Kevin Baird offered prayer.

Minutes of the June 4, 2018 meeting were reviewed. Upon motion by Mark Hartman, second by Todd Ewen, the minutes were unanimously approved as presented.

Upon motion by Danielle Walker, second by Ervin Day, the Board unanimously approved to recess the Plan Commission meeting in order to conduct a public hearing.

Public hearing began at 7:15 p.m. on the adoption of Section 400, General Nonconforming Use Regulations, to become a part of the Washington County Zoning Ordinance. No members of the public appeared to comment. Upon motion by Danielle Walker, second by Kevin Baird, the Board unanimously approved to close the public meeting at 7:20 p.m.

Upon motion by Todd Ewen, second by Kevin Baird, the Board unanimously approved to reconvene the regular meeting.

Upon motion by Mark Hartman, second by Todd Ewen, the Board unanimously recommends to the Washington County Commissioners the adoption of Section 400, General Nonconforming Use Regulations, as a part of the Zoning Ordinances of Washington County, Indiana.

David called upon Plan Director, Travis Elliott. Richard Becht presented a re-plat of Dutch Park. He explained that, originally, Dutch Park was platted into seventeen (17) lots and it has been replatted to four (4). The original plat was vacated in 2013; all lots now front on Dutch Creek Road.

There was discussion regarding one (1) lot which has only 136 feet of road frontage. This does not meet the current standards. Becht questioned whether he would need to return at the next meeting of the Commission. Todd Ewen stated that the re-plat of the subdivision needs to be treated as if Becht were starting over.

John inquired as to whether all lots were presently in Mr. Becht's name since there are two (2) residences located within the plat. Mr. Becht stated that he owns all of the property, including each of the residences.

There was discussion regarding the need for Becht to seek a variance before the Board of Zoning Appeals. This would need to be done prior to returning to the Plan Commission for approval of the plat. Max Greene commented that Becht would need to have a checklist complete before scheduling a meeting before the BZA. Travis stated that Becht has gone through the checklist when the seventeen (17) lot plat was approved. Todd commented that that plat no longer exists; Danielle felt that Becht would need to start over. Both Kevin and David commented that Becht could use the supporting documentation from the seventeen (17) lot plat and checklist to support his checklist on the re-plat to four (4) lots.

There was discussion regarding the septic system to be used within Dutch Park. Becht commented that, originally, he had approved a self-contained system that would be used by each of the seventeen (17) lots. Travis felt Becht would need to add laterals to the two (2) houses that are already within the subdivision plat and obtain septic permits.

There was discussion of the need for Becht to publish a notice in the paper, as well as notice to adjoining landowners of the hearing on an Application for Variance.

A BZA meeting will be scheduled next month at 6:30 p.m. Becht can appear before the BZA and if granted a variance, can then immediately appear before the Plan Commission.

No action was taken on vacation of Coni's Cove. John needs to check with Mark Clark regarding status. Danielle commented that if the plat of Coni's Cove is vacated, then the lot numberings are out of sequence.

There was discussion regarding 911 addressing. It was questioned as to why 911 does not want to send out addresses until a structure is built on a lot. Travis explained that once a person has a street address, they can order electric service installed and bypass the necessity of getting a building or septic permits. Travis stated that both Duke and Jackson County REMC have been very cooperative with the County in this regard. 911 will not assign an address until a septic and building permit are issued.

Todd commented that it will always be confusing until houses are built and an address is assigned. Rhonda Greene commented that 911 addressing is based upon distance from a central point, the Courthouse. She stated that it is assigned by GPS coordinates.

Travis commented that it is important, from a health standpoint, that septic permits be issued before 911 addresses are assigned. That prevents someone from having a water meter installed living on the property without septic and placing raw sewage out on the ground.

Ervin questioned the process of getting a 911 address. Travis stated that when a utility calls to set a pole or meter, they want a street address for the installation. Travis stated that Desi Alexander has a checklist that needs to be completed before she'll assign a 911 address. Ervin felt it is a safety issue if there is property and a use without an address. For example, grain bins without a co-located residence. Ervin stated that a 911 address is needed because of a farmer

were to become injured or hurt, where is the ambulance or emergency equipment to respond? How will they know where to go?

Ervin suggested inviting Desi Alexander and Chris Boling from the Health Department to the next meeting.

Travis stated that there is a problem of enforcement and commented that he saved the County many dollars by not allowing a water meter to be placed without septic also being in place.

David stated that there is a protocol to be followed before the establishment of a 911 address. The Health Department is one of the key factors, starting there first.

There was a question regarding Dutch Park about what would occur had 911 addresses been assigned to all seventeen (17) original parcels, and then was replatted to four (4). How is that issue handled?

Mark Hartman asked who gives the green light for water, sewer, and electric. Until septic and building permit, there should be no 911 address. Utilities have to be put in before buildings permits are issued.

Upon motion by Ervin Day, second by Todd Ewen, the Board unanimously approved to have Desi Alexander and Chris Boling attend the next Commission to provide an update on the 911 process. Travis is to extend the invitation.

David stated that he had asked K.K. to review the Salem City Code regarding Zone Classification. David stated that we need to be firm on insisting on road standards and subdivisions must have correct base. Mark Hartman agreed something needed to be put in the ordinance about interior subdivision roads needing to meet county standards. Mark feels there is going to be a residential explosion in the county with the opening of two (2) new bridges in Louisville.

David discussed the need to have developers post a performance bond as an assurance that the roads will be completed in subdivisions.

There being no additional business to come before the meeting, upon motion of Mark, seconded by Ervin Day, 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:

Mark D. Clark