MINUTES OF MEETING OF
WASHINGTON COUNTY PLAN COMMISSION
BOARD OF ZONING APPEALS
Held November 5, 2018
Washington County Conference Room

The Washington County Plan Commission was called to order at 7:00 p.m. by President, David Hoar. Board members present were David Hoar, Ervin Day, Mark Hartman, Anthony Scifres, Deirdre Miller, Todd Ewen, and Kevin Baird; absent were members Danielle Walker and Preston Shell. Board of Zoning Appeals members present were Max Greene, Anthony Scifres, and Mark Hartman; absent were Darrell Tye and John Mishler. Also present were the Commission's Attorney, Mark Clark, Plan Director Travis Elliott, and members of the public, Tom Scifres, Andrew Wright, John Mead, Ben Bowling, and Rhonda Greene.

The Pledge of Allegiance was led by Ervin Day; Mark Hartman offered prayer.

Minutes of the October 1, 2018 meeting were reviewed. Upon motion by Todd Ewen, second by Ervin Day, the minutes were unanimously approved as presented.

Attorney Andrew Wright presented a Petition to Vacate Subdivision Plat known as the Travis Farm Plat previously filed with the Plan Commission. Pursuant to Ind. Code 36-7-3-10, the Plan Commission reviewed the Petition to Vacate. All property owners signed the Petition and had agreed to the vacation of the plat. Mr. Wright presented maps showing that access to existing property owners would be provided after vacation of the plat. Following discussion regarding various issues in terms of vacation of the Travis Farm Plat, upon motion by Kevin Baird, second by Deirdre Miller, the Petition to Vacate Subdivision Plat known as the Travis Farm Plat, including the release of any and all restrictions or covenants placed upon the real estate at the time of platting, was unanimously approved. Attorney Clark informed Mr. Wright that he would prepare the Order vacating the plat and forward the same to Mr. Wright for review.

Attorney Tom Scifres appeared on behalf of the Washington County Redevelopment Commission; Attorney John Mead appeared on behalf of the Board of Aviation Commissioners of the City of Salem, Indiana. The attorneys discussed changes which the Redevelopment Commission were making regarding the East TIF District, as well as changes to the economic development area known as the airport area, and presented a document entitled Order of the Washington County Advisory Plan Commission Determining that an Amending Declaratory Resolution and Economic Plan, as Amended, Approved and Adopted by the Washington County Redevelopment Commission Conform to the Comprehensive Plan and Approving Said Resolution and Amended Plan. The purpose of the discussion by Attorneys Scifres and Mead was to obtain from the Plan Commission a recognition that certain changes made by the Redevelopment Commission affecting both the East Tax Increment Funding District commonly known as the industrial park area and the airport area conform to the Comprehensive Plan of Washington County regarding land use. Following discussion, upon motion by Todd Ewen, second by Mark Hartman, the Plan Commission unanimously approved the Order for the Board of Aviation Commissioners and the Redevelopment Commission.

There was discussion regarding the revised memo dated October 24, 2018 from K.K. Gerhart-Fritz regarding lot area and sizes and the memo regarding district use of the real estate in various zoning districts. There was discussion regarding the memo regarding lot areas and what should

be the definition of the footnote regarding an A-1 minimum lot acreage is. President Hoar noted that this would be a question for K.K. and noted the same for her appearance at the December meeting. There were also questions regarding the minimum rear set back requirements for lots in R-1, R-2, B-1, B-2, and I-1 zones. Again, President Hoar noted these questions from the Plan Commission and would inform K.K. so that there may be a brief and productive conservation at the December meeting regarding these questions.

The Plan Commission reviewed the memo of August 14, 2018 from K.K. regarding definitions of the districts. Following discussion, the Plan Commission decided that the zone district purpose statements for R-1 and R-2 areas should have the words "if available" added to the last sentence of each purpose statement so that the last sentence of the purpose statement would read as follows: "These areas should be located adjacent to existing developed areas and should be connected to public or community water and sewer, if available". The Plan Commission then reviewed the general purpose statements for B-1, B-2, I-1, and I-2 areas. Following discussion, it was decided by the Plan Commission to modify the last sentence of each of the district purpose statements for B-1, B-2, I-1, and I-2 to read as follows: "This District shall be connected to a public or community water utility". The Plan Commission also believe that language is necessary to be added to the B-1, B2, I-1, and I-2 purpose statements to accommodate sewer needs and that said statements should consider language that the Districts must be able to accommodate the particular sewer needs of any business or industry that is located in such district.

There was discussion that the Plan Commission should be prepared to discuss the October 8, 2018 Zoning District Use Chart prepared by K.K. at the December meeting. President Hoar would make sure that all Plan Commission members and BZA members receive a copy of the Zone District Use Chart via e-mail prior to the next meeting. President Hoar also showed the Plan Commission members proposed maps for the members to use in the future regarding the possible locations of particular use districts with the County. There was a suggestion that the members wanted the water conservancy district lines of each conservancy district in the County to be added to the maps.

Attorney Clark informed the Plan Commission and BZA that he had accepted a position with the Washington County government and, as of December 31, 2018, would no longer be a member of Mead, Mead & Clark. As such, Attorney Clark will no longer be serving as the Plan Commission/BZA attorney. Attorney Clark thanked the Plan Commission and BZA for the opportunity to work with them in recent years and that he looked forward to continuing service to Washington County as an employee of Washington County and the Public Defender's Office.

There being no additional business to come before the meeting, upon motion of Kevin Baird, seconded by Mark Hartman, the Commission unanimously approved to close the meeting at 8:35 p.m.

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

Washington County Plan Commission by:

David Hoar, President

Todd Ewen

Mark Hartman

Preston Shell

Deirdre Miller

Danielle Walker

Ervin Day

Anthony Scifres

Kevin Baird

WCPC Attorney:

John W. Mead/Mark D. Clark