MINUTES OF MEETING OF
WASHINGTON COUNTY PLAN COMMISSION
BOARD OF ZONING APPEALS
Held August 6, 2018
Washington County Conference Room

The Washington County Plan Commission was called to order at 7:02 p.m. by President, David Hoar. Board members present were David Hoar, Danielle Walker, Mark Hartman, Anthony Scifres, Deirdra Miller, and Todd Ewen; absent were members Ervin Day, Preston Shell, and Kevin Baird. Board of Zoning Appeals members present were Max Greene, Darrell Tye, Anthony Scifres, and Mark Hartman; absent was John Mishler. Also present were the Commission's Attorney, Mark Clark, Plan Director Travis Elliott, County Health Director, Chris Boling, Consultant, K.K. Gerhart-Fritz, and public member Rhonda Greene.

The Pledge of Allegiance was led by Todd Ewen; Mark Hartman offered prayer.

Minutes of the July 2, 2018 meeting were reviewed. Upon motion by Anthony Scifres, second by Todd Ewen, the minutes were unanimously approved as presented.

Washington County Health Director, Chris Boling addressed questions posed by Commission members regarding subdivisions and the process of obtaining septic permits during the subdivision process. Chris reported that the Health Department only regulates residential systems and each individual lot within a subdivision. Any other septic system, other than a residential system, is a commercial system regulated by the State of Indiana. Chris raised the issue regarding the expense of enforcement of the County sanitation ordinances as they relate to septic tanks. Following discussion, Chris gave the opinion that he believes that current lot sizes as set forth in the County Ordinance are adequate for the foreseeable future for septic permits as they are applied to subdivision lots and the development of the County.

K.K. Gerhart-Fritz presented a review of the outline document which had been distributed to the Commission members dated August 3, 2018. Discussion was held regarding a complete Zoning Ordinance; K.K. reviewed the contents of the August 3, 2018 memo. Based upon the current Washington County Zoning Ordinance, K.K. believes that Chapter 4 regarding Zoning Districts and the establishment of zoning districts is what needs to be considered by the Plan Commission at this time. At this point, Washington County has only three (3) districts which are residential, agricultural, and airport overlay. K.K. recommended that the Commission begin working now on zoning districts with the goal of having a simple user-friendly Zoning Ordinance and nine (9) separate zoning districts. K.K. presented the memo dated August 6, 2018 entitled "Zoning District Comparison – Salem vs. Washington County" and reviewed the different types of zoning districts which the County currently has and the zoning districts which the City of Salem uses. Following discussion, David Hoar recommended and stated that he would like to see a forestry district in Washington County as a possible separate zoning district. Upon motion by Todd Ewen, second by Mark Hartman, the Commission unanimously approved for K.K. Gerhart-Fritz to continue to develop the August 6, 2018 memo regarding zoning districts for Washington County to include two (2) residential zoning districts, two (2) industrial zoning districts, two (2) agricultural zoning districts, two (2) business zoning districts, an airport overlay, and a forestry district. K.K. will have additional information and proposals regarding such zoning districts at the September meeting.

There was discussion regarding subdivisions being developed within the County. David stated that the Commissioners had informed him they wanted a change in the manner of County standards for subdivisions and that homeowners associations should not be the means by which roads are developed within future subdivisions and/or maintained within future subdivisions. There was discussions regarding performance bonds for the making of roadways within subdivisions and the methods by which said performance bonds could be used.

There was discussion regarding vacation of Coni's Cove Subdivision. Upon motion by Danielle Walker, second by Todd Ewen, the Commission unanimously approved vacation of the Coni's Cove Plat recorded at Deed Record Q-7, page 909, in the Washington County Recorder's Office. The vacation of Coni's Cove Subdivision is a continuation of the approval of the Forest Grove Subdivision brought before the Commission at its May, 2018 meeting.

There was discussion regarding the September meeting being rescheduled from September 4, 2018 to September 10, 2018 due to the Washington County Council conducting a meeting on said date and time. Upon motion by Anthony Scifres, second by Mark Hartman, the Commission unanimously approved to reschedule its September meeting for September 10, 2018 at 7:00 p.m. Notice of this meeting will be required to be published.

There being no additional business to come before the meeting, upon motion of Danielle Walker, seconded by Anthony Scifres, the Commission unanimously approved to close the meeting at 8:40 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