MINUTES OF MEETING OF
WASHINGTON COUNTY PLAN COMMISSION
BOARD OF ZONING APPEALS
Held January 8, 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, Danielle Walker, Preston Shell, Ervin Day, Mark Hartman, and Deirdre Miller. Absent were Kevin Carty, Todd Ewen, and Anthony Scifres. Board of Zoning Appeals members present were Max Greene, Darrell Tye, and Mark Hartman. Absent were John Mishler and Anthony Scifres. Also present were WCPC/BZA attorney John Mead, Plan Director Travis Elliott, and member of the public Rhonda Greene.

The Pledge of Allegiance was led by Deirdre Miller; Preston Shell offered prayer.

Preston stated that he had been contacted by Kevin Carty who stated that he would be withdrawing from his appointment to the Commission because of too many personal commitments. Preston stated that he would report that to the Commissioners and seek another appointment to the Board.

Minutes of the December 4, 2017 and December 21, 2017 meetings were reviewed. Upon motion by Danielle Walker, second by Ervin Day, the minutes were unanimously approved as presented.

Plan Director Travis Elliott reported that the Israel Young CAFO Permit Application had not been submitted to his office on time and, therefore, would not be considered at this meeting.

Travis stated that he had been contacted by an individual who does not want to be placed on the Agenda, but would like to individually speak with Board members concerning some questions the individual had. Travis questioned whether this should be permitted. There was discussion among the Board. David felt that there could be issues with Board members meeting individually with people who have matters to be brought before the Commission. John stated that he didn't feel this was a good idea; Ervin commented this was not good, feeling like the questions asked to the members would not be reported the same the next day. Ervin stated that Travis should inform the individual that if they have questions beyond the information Travis can provide, they should bring their questions to the Commission at a regular meeting.

The consensus of the Commission was that individual Board members should not become involved in responding to inquiries or questions regarding procedures or ordinances outside of the Board meeting.

David stated that he was unable to attend the meeting where the contract with K.K. Gerhart-Fritz was considered due the death of his father. The Board expressed its sympathy and condolences to David.

John reported that the contract with K.K. had been approved and the Auditor's Office has encumbered the sum of $6,987.65 for payment of those services. David stated that he had talked with Justin Green who is on the City Plan Commission and they are interested in receiving

training. David wants to open training up to a large group and would like to invite other counties and cities to attend. K.K. would be agreeable to making the presentation to other groups. There would be a separate charge of $600.00 for other boards or agencies. It was felt that if other counties or cities wanted to attend to receive the training they should be responsible for the additional fee.

There was discussion regarding location for training. The Presentation Room at Salem High School was mentioned. David will inquire as to availability and any charge for use of the room.

Potential dates for training were discussed. The Commission is looking at February 10, 17, or 24, 2018.

David questioned what approach the Commission wanted K.K. to take in training and helping to draft the ordinance. "Multiple housing structures" have not been defined. Ervin Day commented on the difference in the way realtors and appraisers approach single wide mobile homes, double wides, modulars, and manufactured. Max Greene stated that residential structures of at least 950 sq. ft. built after 1981 are to be treated as a regular structure. Ervin also commented that the number of ways banks accept how a manufactured home is placed and sited.

Mark Hartman questioned location of future mobile home parks. John noted that the State Board of Health has some major requirements for the placement of mobile home parks. Ervin Day stated that the Commission needs to look at the issue of the placement of a single wide mobile home. Max Greene was concerned about required lot size adjacent to incorporated areas and being dependent upon availability of water and sewer.

Ervin stated that residential issues going forward are more important, at this time, for the Commission, than confined feeding.

There was some discussion regarding rental property. Danielle noted that the Commission was not in place to control rental property; rather, its purpose should be to deciding on the use of land. Max Greene questioned whether we needed to have multiple residential districts or, is the Commission just concerned with the type of development to be made in a particular area?

David noted that it appears the conclusion of the Commission is that housing is the #1 issue for the Commission to approach in both training and development of an ordinance. Some mention was made of a Crane subdivision planned on Posey Chapel Road which has essentially been abandoned because of the presence of Karst topography and the lack of adequate land for septic systems.

David stated that the Commission needs to establish meeting dates for 2018. He noted that in the past, the Commission has met on the same day as County Council, the first Monday of each month. Upon motion by Mark Hartman, second by Deirdre Miller, the following meeting dates were established for 2018 for the Washington County Plan Commission: February 5, March 5, April 2, May 7, June 4, July 2, August 6, September 4, (Tuesday because of Labor Day), October 1, November 5, and December 3. The meeting is to be held at 7:00 p.m. at the County Government Building.

David turned the meeting over to its attorney, John Mead, to organize the Board for the year. Upon motion by Preston Shell, second by Danielle Walker, and the same being unanimously approved, David Hoar was selected Chairman of the Commission; Mark Hartman was selected Vice Chairman.

David stated that it was necessary for the Commission to appoint legal counsel for the year. Upon motion by David Hoar, second by Preston Shell, and the same being unanimously approved, the firm of Mead, Mead & Clark was appointed legal counsel for the Plan Commission for the year.

Mark Hartman brought to the attention of the Commission the article in the newspaper regarding the Extension Office and the frequent mention of Danielle in the article and quotes from her. Mark stated that he wished to recognize Danielle's efforts for the County and the Commission.

There being no additional business to come before the meeting, upon motion by Mark Hartman, second by Ervin Day, the Commission unanimously approved to close the meeting at 8:15 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 Carty

Deirdre Miller

WCPC Attorney:

John W. Mead