MINUTES OF MEETING OF
WASHINGTON COUNTY PLAN COMMISSION
BOARD OF ZONING APPEALS
Held July 1, 2019
Washington County Courthouse Conference Room

Regular meeting of the Washington County Plan Commission was called to order at 7:00 p.m. Board members present were Danielle Walker, Ervin Day, Toddy Ewen, Kevin Baird, and Mark Hartman. Absent members were Deirdre Miller, Anthony Scifres, Emily Wilson, and Keeley Stingel. Board of Zoning and Appeals members present were Max Greene and Mark Hartman. Absent members were Anthony Scifres and John Mishler. Also present were Travis Elliott and consultant K.K. Gerhart-Fritz.

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

Minutes of the June 3, 2019 meeting were reviewed. Upon motion by Danielle Walker, second by Kevin Baird, the minutes were unanimously approved as presented.

Travis Elliott presented the application for Michael Springer. His application was not approved by the board. It was recommended that Michael Springer would need to get a variance from the BZA. He should also present letters from adjoining properties with evidence that they are OK with his building proposal.

Travis Elliott passed out Construction Process Violations 10.6 of Lebanon, Indiana. Both Travis Elliott and K.K. Gerhart-Fritz researched counties in Indiana regarding building violations and fines. Independent from each other they both came up with the Lebanon, Indiana Ordinance. After much discussion a verbal recommendation was given by the Board to have Travis Elliott present this ordinance to the County Commissioners for approval and bring in back to the Plan Commission to include in our ordinances.

K.K. Gerhart-Fritz continued our discussion, corrections, and recommendations for Chapter 5. After constructive discussion, a motion was made by Todd Ewen, and a second by Kevin Baird, the motion to accept was unanimous.

K.K. will review and discuss chapter 6 at our next meeting on August 5, 2019.

Motion to adjourn at 9:00 p.m. by Danielle Walker and second by Ervin Day.

The next Washington County Plan Commission meeting will be on August 5th, 2019 at 7:00 p.m.

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

There was discussion regarding moving the September meeting from September 3 to September 9. John stated he would notify the media and the Auditor's Office of the change in meeting dates.

Consultant K.K. Gerhart-Fritz brought before the Commission discussion regarding parking standards. Also discussed were bicycle roads and horse tie-ups and hitching posts.

There was discussion regarding intersection visibility and the impact of signage and location to minimize obstruction.

There was discussion regarding types of material for off street parking and whether gravel or paving needs to be considered.

There was discussion regarding camper homes being used as residential structures and what standards are to be followed to determine if the camper is being occupied on a permanent basis as a residence. Travis noted there is a six (6) month limit on temporary structures used as residential. He also commented that sewage and health issues need to be taken into consideration.

Travis stated this is one of the County's biggest issues. There are many examples throughout the County of mini barns being used and converted into residential structures. Travis noted that some of these are legal, and some are illegal.

The situation at Delaney Park was reviewed and discussed. There are multiple campers at the park being used as residential structures. It was noted that the camper area has its own sewage system and that all of the camper trailers are believed to be connected to it. No decisions were made on any of the items discussed throughout the meeting; there was good discussion among the Commission members on all of the issues.

There being no additional business to come before the meeting, upon motion of Anthony Scifres, second by Keeley Stingel, the Commission unanimously approved to close the meeting at 9:02 p.m.

Washington County Plan Commission by:

Mark Hartman, President

Danielle Walker, Vice President

Keeley Stingel, Secretary

Ervin Day

Todd Ewen

Kevin Baird

Deirdre Miller

Emily Rodman

Board of Zoning and Appeals by:

Max Greene, President

Mark Hartman

Darrell Tye

John Mishler

WCPC/BZA Attorney:

John W. Mead