MINUTES OF MEETING OF
WASHINGTON COUNTY PLAN COMMISSION
BOARD OF ZONING APPEALS
Held December 2, 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 Mark Hartman, Ervin Day, Todd Ewen, Kevin Baird, Keeley Stingel, and Emily Rodman; absent were Danielle Walker and Deirdre Miller. Board of Zoning Appeals members present were Max Greene and Mark Hartman; absent were Darrell Tye and John Mishler. Also present were Commission Attorney John Mead, Plan Director Travis Elliott, and member of the public, Rhonda Greene.

The Pledge of Allegiance was led by Emily Rodman; Mark Hartman offered prayer.

Minutes of the November 4, 2019 meeting were reviewed. Upon motion by Emily Rodman, second by Ervin Day, the minutes were unanimously approved as presented.

John reported on his research regarding a 60' setback on County roads. This is found in the subdivision ordinance Chapter 153 and building code Chapter 150. John stated that it was his opinion that the subdivision code applied only to subdivisions and the building code applied only to housing. Travis commented that there are structures that are not covered such as agricultural buildings, garages not associated with a residence, storage buildings, and agriculture buildings not a part of an AFO, CFO, or CAFO. Travis further stated that State highway right-of-ways are not within the Commission's jurisdiction as the State has its own regulation. Ervin inquired if the intent was only for County highways. Travis responded affirmatively and stated that we should not be concerned with private roadways in accordance with prior direction by the County Commissioners.

After further discussion, the Commission requested its attorney to draft a resolution for consideration and submission to the Commissioners to close the gap.

The Commission then returned to consideration of the proposed sign ordinance. Travis stated that in his 20 years on the job, he has never had a complaint about a sign. There are State regulations on signs along a State highway. Todd stated that he felt there would be a public uproar if the ordinance required anyone wanting to place a sign to apply for a permit and charge a fee.

There was discussion regarding what, if anything, could be regulated on the sign content, such as vulgarity or encouraging criminal conduct. Ervin stated there is a need to regulate signs. The County is taken advantage of by surrounding counties if we don't. Kevin stated temporary signs are the worst. Keeley questioned whether we could regulate the size of signs. Todd stated we have to regulate temporary signs. Ervin questioned whether that included "for sale" real estate signs. He noted in surrounding counties some subdivisions do not allow signs.

It was felt a citation deadline for removal, then a fine, plus a fee for removal of the sign, in question as to how much notice to give or the amount of the removal fee.

Mark discussed fine enforcement; Emily questioned the size of the sign; Keeley questioned the message and the length of time a temporary sign is permitted.

The Commission asked its attorney to rework K.K.'s proposal and submit it before the next meeting.

The Contract with K.K. Gerhart-Fritz is only for 2019. Todd asked about renewal of the Contract and stated he felt the Commission should renew it.

Upon motion by Kevin, second by Keeley, the Board unanimously approved to renew the Contract with K.K. Gerhart-Fritz; John is to contact K.K.

Todd stated that John Quatroke has been appointed to the Plan Commission by the County Commissioners.

There being no additional business to come before the meeting, upon motion of Todd Ewen, second by Keeley Stingel, 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:

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