MINUTES OF MEETING OF
WASHINGTON COUNTY PLAN COMMISSION
BOARD OF ZONING APPEALS
Held June 3, 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, Danielle Walker, Kevin Baird, Keeley Stingel, and Emily Rodman; absent were Ervin Day, Anthony Scifres, Todd Ewen, and Deirdre Miller. Board of Zoning Appeals members present were Max Greene and Mark Hartman; absent were Darrell Tye, Anthony Scifres, and John Mishler. Also present were Commission Attorney, John Mead, Plan Director Travis Elliott, consultant K.K. Gerhart-Fritz, and member of the public Rhonda Greene.

The Pledge of Allegiance was led by John Mead; Kevin Baird offered prayer.

Minutes of the May 6, 2019 meeting were reviewed. Upon motion by Danielle Walker, second by Keeley Stingel, the minutes were unanimously approved as presented.

Plan Director Travis Elliott had nothing to bring before the Commission.

The Commission began review of Chapter 5 on Miscellaneous Standards. Standards for accessory dwellings were reviewed and approved without changes.

The Commission discussed the standards for agritourism. There was vigorous and extensive discussion. The Commission recommended changes to the standards presented by K.K. Set out below are the proposed changes for review at the next meeting:

Miscellaneous Development Standards for Certain Uses: Agritourism, including, but not limited to the following uses: pumpkin picking patches; "haunted" barns; corn mazes/crop art; regular educational and demonstrative tours and tastings; petting and feeding zoos; hay rides; harvest dinners; living history farms; horseback or pony riding; and other similar commercial activities in conjunction with farm, forest or agri-businesses.

1. Location: Agritourism uses shall be located on existing and operating working farms and shall be incidental to and directly supportive of the agricultural use of the property, while not producing significant impacts on the agricultural viability or rural character of neighboring properties.
2. Access and Parking: Parking is prohibited in the public right-of-way. All vehicle access points shall meet the requirements of the county highway engineer or INDOT, whichever has jurisdiction. The operator shall provide traffic direction as required by of the county highway engineer.
3. Hours: Hours of activities shall only be between 8 AM and 1 AM
4. Event Duration: An agritourism use may hold events on a maximum of ~~forty (40)~~ fifty-two (52) days per year, which may be further limited by the BZA as part of a special exception ~~permit~~.
5. Returning the Site to Previous Conditions: All solid waste and refuse shall be removed from the property and properly disposed of and all temporary structures and signs shall be removed from the site at the end of each event.
6. Health and Safety: The property owner shall present a written health and safety plan to the building commissioner for approval which includes a site plan showing the location of public access, emergency access, on-site circulation, parking, bathroom facilities, hand-washing stations, food and potable water access. The Building Commissioner may consult with the County Board of Zoning Appeals, the County Highway Engineer, the

County Health Department and the County Sherriff's Department. ~~or any other local, state or federal agency deemed necessary for the assurance of public health and safety~~ – Additionally, if the proposed site is in a floodway, the Building Commissioner may contact IDNR, Division of Water and if the site has frontage on a State Highway, the Building Commissioner may contact INDOT. The Building Commissioner may set such conditions on the zoning compliance permit approval as necessary.

7. Location: All activities associated (with the exception of parking) shall be a minimum of two hundred (200) feet from the exterior property lines.
8. Noise Regulations: All outdoor noise generating activities, such as music, shall stop at ~~10:00 p.m.~~ 11:00 PM or such activities shall move into an enclosed structure. ~~After 10:00 p.m., all noise levels must be reduced to fifty (50) decibels or less at the event center's exterior property lines.~~
9. Permanent Structures: Permanent agritourism structures shall meet all applicable zoning ordinance, building code, electrical code, fire code and other health and safety requirements.

There was discussion of health and safety requirements which need to be in place.

There was discussion of the need for a local permit. Form of the permit will need to be developed.

There was discussion regarding setback for agritourism; it was decided that should be 200' from the exterior property lines.

There being no additional business to come before the meeting, upon motion of Emily Rodman, second by Keeley Stingel, the Commission unanimously approved to close the meeting at 9:00 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

Anthony Scifres

Kevin Baird

Deirdre Miller

Emily Rodman

WCPC Attorney:

John W. Mead