MINUTES OF MEETING OF
WASHINGTON COUNTY PLAN COMMISSION
BOARD OF ZONING APPEALS
Held October 7, 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, Todd Ewen, Deirdre Miller, Kevin Baird, Keeley Stingel, and Emily Rodman; absent was Ervin Day. Board of Zoning Appeals members present were Max Greene, Darrell Tye, and Mark Hartman; absent was John Mishler. Also present were Commission Attorney, John Mead, Plan Director Travis Elliott, and consultant K.K. Gerhart-Fritz.

The Pledge of Allegiance was led by Keeley Stingel; Kevin Baird offered prayer.

Minutes of the August 5 and September 9, 2019 meetings were reviewed. Upon motion by Todd Ewen, second by Keeley Stingel, the minutes were unanimously approved as presented.

Mark handed out copies of news articles appearing in the paper that mentioned Plan Commission members.

There was discussion regarding halfway houses in Washington County. K.K. provided a memo regarding issues that had risen in Louisville concerning halfway houses. Some churches and non-profit organizations are acquiring structures and creating cheap boarding houses which are claimed to be used as recovery centers. Louisville is tightening enforcement of its ordinances. Mark had requested that K.K. research. She checked with surrounding counties; Harrison County is presently dealing with the issue where a church is buying houses and turning them into boarding houses for parolees and calling them halfway houses.

K.K. recommended putting boarding houses back into the Permitted Uses chart. There were questions as to whether these would be protected under ADA. The Commission asked its attorney to research this matter. After further discussion, there was consensus that boarding houses be put back into the Use Ordinance.

K.K. provided a draft of Chapter 5 on sign regulations. These sections were reviewed and discussed in detail by the Commission. Types and sizes of signs were discussed. There was discussion on signs that should be prohibited.

Permitting for signs was discussed. Questions were raised regarding additional work load that may be imposed on Travis in his department in reviewing and processing sign permits. It was noted that many existing signs would be grandfathered and those that did not comply with ordinance would be classified as non-conforming. Billboards location and size were discussed.

It was emphasized that the work the Plan Commission is performing is for the overall betterment of the County and to make it a more attractive place to invest and to live.

It was noted that the adoption of the Zoning Ordinance, when finally completed, will be a significant and major change for development in the County. The need for an educational

program for the public was discussed and emphasized. The Commission will need to develop plans for that purpose. The County website was mentioned for posting of information.

The Commission was directed to review the proposed sign ordinance before the next meeting and decide what works in the County.

K.K. will not be able to attend the next meeting.

There was discussion regarding the preparation of zoning maps. Danielle questioned whether this could be done through the Surveyor's Office. Emily stated that the Surveyor has some capacity to produce maps. She will review and report back.

John stated that he will not be able to attend the next meeting.

John informed the Commission of his potential conflict of interest due to his appearance as local counsel for Hanson Aggregates who was sued by the Washington County Commissioners. The Commission acknowledged the notice and waived the potential conflict.

Todd reported that John Quatroke had been appointed by the Commissioners to replace Anthony Scifres on the Plan Commission. Max Greene questioned the appointment of someone to the BZA. John will confirm that that is a Plan Commission appointment.

There being no additional business to come before the meeting, upon motion of Kevin Baird, second by Danielle Walker, 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