MINUTES OF MEETING OF
WASHINGTON COUNTY PLAN COMMISSION
BOARD OF ZONING APPEALS
Held February 10, 2020
Washington County 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, Emily Rodman, and John Quatroke; absent was Ervin Day. 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, and Plan Director Travis Elliott.

The Pledge of Allegiance was led by Danielle; Kevin offered prayer.

Minutes of the January 6, 2020 meeting were reviewed. Upon motion by Danielle, second by Kevin, the minutes were unanimously approved as presented.

There was discussion regarding the AFO. Travis advised that a CFO for a hog operation was in process. The setback for the building location is not adequate. The applicant's father owns the land, but the applicant will own the operation. Travis' question was whether the father will need to apply for a variance. Todd stated he knows the applicant and will talk with them about the situation.

Travis stated that CFO's are moving towards more feeder pigs. There were questions regarding how many head of livestock each breed is required before provisions of the confined feeding ordinance apply.

There was discussion regarding Dutch Park Subdivision. Emily stated that the survey for this subdivision was recorded in 2006, was vacated in 2018, and there is now a need to have the subdivision re-platted. In reviewing the subdivision ordinance, the subdivision will need to be re-platting under a different name. Emily was advised to inform the owner to resubmit the plat with a name change. It will not be necessary to come before the Plan Commission.

There was discussion regarding Chapter 5. John submitted the revisions to Chapter 5, Sign Standards, that had been requested at the last meeting. Upon motion by Kevin, second by Keeley, Chapter 5, Sign Standards were unanimously adopted by the Commission.

The Commission next reviewed the entirety of Chapter 4. There were questions regarding the position of Zoning Administrator. Following discussion, it was concluded that the Surveyor's Office will be responsible for the editing and update of any mapping. Following further discussion, the Commission decided, within the paragraph title "Official Zoning Map", to add the word "Map" between the words "Zoning Administrator" so that it reads "Zoning Map Administrator" and to add to the end the words "...who shall be the Washington County Surveyor or designee". The Commission also decided to make changes in the identification of

zoning districts under AG(C)(1)(d) to change to "d. Livestock Production not Meeting Requirements of Animal Feeding Operation (AFO)" and to add as the initial item in the list of typical uses "a. Animal Feeding Operation (AFO)" and to re-letter the remainder of the list.

Following further discussion, upon motion by Todd, second by Emily, Chapter 4 was unanimously adopted and approved in its entirety with designated changes.

Todd stated that the Plan Commission was over budget in 2019 regarding payment to K.K. for her services rendered to the Plan Commission and that there is only $3,000.00 allotted for payment to K.K. in 2020. Following discussion, the consensus was to request the Auditor to make an additional appropriation from non-paving EDIT funds for K.K.'s services. Upon motion by Deirdre, second by Kevin, the Board unanimously approved that request be made for an additional appropriation from non-paving EDIT funds for payment of K.K.'s services.

There was discussion regarding the Contract with Where Technology Happens (WTH) regarding zoning overlay. Emily reported that WTH currently does mapping for the County under contract with the Surveyor's Office. She has talked with WTH and they provided an initial estimate of $2,100.00 to prepare overlays for the three (3) current zones. The Commission asked Emily to contact WTH and obtain a formal proposal.

The Commission considered Resolution 2020-01 regarding the establishment of a uniform 60' setback from all county roads. Upon motion by Keeley, second by Todd, the Resolution was unanimously approved.

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

John Quatroke

Board of Zoning and Appeals by:

Max Greene, President

Mark Hartman

Darrell Tye

John Mishler

WCPC/BZA Attorney:

John W. Mead