MINUTES OF MEETING OF
WASHINGTON COUNTY PLAN COMMISSION
BOARD OF ZONING APPEALS
Held June 8, 2020
Washington County Conference Room

Regular meeting of the Washington County Plan Commission was called to order at 7:00 p.m. Commission members present were Danielle Walker, Todd Ewen, Deirdre Miller, Keeley Stingel and Emily Rodman; absent were Mark Hartman, Ervin Day, Kevin Baird, and John Quatroke. Board of Zoning Appeals member present was Max Greene; absent were Mark Hartman, Darrell Tye and John Mishler. Also present were Commission Attorney, John Mead, and Plan Director Travis Elliott.

The Pledge of Allegiance was led by Emily; Todd offered prayer.

Minutes of the May 11, 2020 meeting were reviewed. Upon motion by Emily, second by Keeley, the minutes were unanimously approved as presented.

Plan Director Travis Elliott discussed concerns related to mapping requirements for applications. There are a lot of inconsistencies between maps and some are not acceptable. It was Travis' suggestion that his office provide the necessary mapping for those that do not have the capability. Upon motion by Keeley, second by Deirdre, the Commission unanimously approved to charge $30.00 as a GIS mapping fee with the funds remaining in the Plan Director office.

Travis provided copies of the updated Subdivision Control Ordinance.

There was discussion among the Commission regarding inconsistencies among applications and documents. Keeley recommended that a protocol for neighbor notification letters be established; this matter was tabled for discussion at a later date. Travis will provide proposed language for this protocol.

There was continued discussion regarding the need for Rule 5/Flood Plain information to be included on the AFO/CFO/CAFO application. Todd and Deirdre shared their thoughts on the need to include this information on the County application if it is not already required by IDEM. Upon motion by Emily, second by Keeley, the Commission unanimously approved to add the last two (2) items of the subdivision checklist to the AFO/CFO/CAFO checklist, those being:

1) proof of review by Washington County Soil Conservation District for compliance with IDEM Rule 5; and
2) any other permit furnished, as required, such as an IDNR permit for floodway construction.

Travis discussed the water supply requirement portion of the AFO/CFO/CAFO checklist as it related to wells and ensuring that these facilities not only have sufficient water for themselves, but that they do not negatively impact others in the area that also have wells as their water source. It was suggested that all applicants be required to be on public/municipal water or that they have storage capacity during peak hours, etc. This matter was tabled for further discussion; it was suggested that knowledgeable individuals such as David Hoar and well companies be invited to the next meeting for further discussion.

There being no additional business to come before the meeting, upon motion of Keeley, second by Emily, the Commission unanimously approved to close the meeting at 8:30 p.m.

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

Washington County Plan Commission by:

/s/ Mark Hartman

Mark Hartman, President

Danielle Walker, Vice President

Keeley Stingel, Secretary

Ervin Day

Todd M Ewen

Todd Ewen

Kevin Baird

Emily Rodman

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