MINUTES OF MEETING OF
WASHINGTON COUNTY PLAN COMMISSION
BOARD OF ZONING APPEALS
Held February 1, 2021
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 and Emily Rodman; absent were Ervin Day, and John Quatroke. Board of Zoning Appeals members present were Max Greene and Mark Hartman; absent was Darrel Tye and John Mishler. Also present were Commission Attorney, John Mead, and Plan Director Travis Elliott.

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

Minutes of the January 4, 2021 meeting were reviewed. Upon motion by Kevin, second by Emily, the minutes were unanimously approved as presented.

Plan Director Travis Elliott presented Permit Application 21-01 submitted by Cory Beach. Beach is requesting a set back variance from §701.2.1(a)(iii)(iv) which requires a set back of at least 200' from the closest point on the property line. Beach is requesting a set back of 125'. Following discussion, upon motion by Todd, second by Kevin, the Board unanimously approved application 21-01.

Travis next presented Permit Application 21-02, also submitted by Cory Beach, for the construction of four (4) 75x36 structures and two (2) 60x36 manure storage structures located on S. Highway 135. Beach presently has an existing chicken raising facility consisting of five (5) laying hen barns and a manure storage barn. Following discussion addressing that Application 21-01 is a variance matter, upon motion by Todd, second by Kevin, the Board unanimously approved Application 21-02.

The Commission discussed §513.1.4 - sidewalk use - , but made no changes.

The Commission decided to remove §513.2.3 regarding the requirement for an improvement location permit.

By agreement, §513.3.1 - maximum area - was changed from 10% to 60% of lot coverage.

§513.3.2 – surface material – was amended to require soil stabilization measures on gravel lots.

There was discussion regarding §513.3.3 – enclosure required – and §513.3.4 – enclosure materials. Questions were raised regarding what would be required for an enclosure and what sales or activities actually need to be enclosed. It was commented that focus should change with the Commission describing those outdoor sales or display areas that should not be seen along the highway and, therefore, enclosed. No final decision was made.

There was discussion regarding 513.4.4 – surface material – and how this might be differentiated from §513.3.2. Should the standard be the same for all outdoor sales and display, or do we need special consideration when the display is of vehicles and farm implements?

There being no additional business to come before the meeting, upon motion of Emily, second by Keeley, the Commission unanimously approved to adjourn the meeting at 7:47 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