MINUTES OF MEETING OF
WASHINGTON COUNTY PLAN COMMISSION
BOARD OF ZONING APPEALS
Held June 7, 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 Stingel, and John Quatroke; absent were Ervin Day, and Emily Rodman. Board of Zoning Appeals members present were Max Greene and Mark Hartman; absent were Darrel Tye and John Mishler. Also present were Commission Attorney, John Mead, Plan Director Travis Elliott, and Washington County Deputy Auditor Michele Fleenor.

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

Minutes of the May 3, 2021 meeting were reviewed. Upon motion by Keeley, second by Todd, the minutes were unanimously approved as presented.

Travis gave a review of recent Court findings and pending Court matters which pertain to the Plan Commission.

There were three (3) separate cases recently considered by the Court; two (2) involving flood plain issues, another dealing with mini barns. In all cases, Defendants were defaulted, assessed a $2,500.00 fine, Court costs, and attorneys fees. In one instance, there was a continuing fine of $500.00 per day. As a part of its Order, the Court provided that the fine would be waived provided the items were removed from the property within a certain time period.

John presented the Vacation of Plat of the Bruce Farm II Subdivision. Following review, upon motion by John Q., second by Todd, the Board unanimously approved the plat vacation.

There was discussion regarding temporary structures/campers and permit requirements; there was discussion regarding a time limit of 180 days being placed on temporary occupancy. There was discussion whether campers and trailers have a VIN or otherwise identifiable serial number.

Deirdre questioned what concerns the Commission is trying to address – is it strictly health and safety, or permanency? Max commented that he believed that leases in Delaney Park may be written for 199 days. Inquiries could be made to the Park supervisor.

Todd questioned why there isn't any language in the Ordinance regarding campgrounds. Todd stated the problem is that there are illegal structures in the County and issues where someone is living in a camper for more than 180 days. Deirdre noted that if someone applies for a permit for a building or house and chooses to live in a camper or other temporary structure during construction should we impose a time limit? Travis noted that the deadline could be extended.

After further discussion, Todd moved to insert into Sections 518.6.1 and 518.7 Sub-Section R 107 from the State building code. The motion did not receive a second.

The Board asked its attorney to review the draft Ordinance and 410 AIC 6-7.1 and recommend sections from the AIC to be included in the draft Ordinance.

Keeley commented that the Commission needs to be more effective in the conduct of its meetings.

Todd noted that K.K. has knowledge of our background in working through draft ordinances, having advised the Commission for a number of years. It was noted that K.K. has a different approach to the problems and issues and what might be expected locally.

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

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