MINUTES OF MEETING OF
WASHINGTON COUNTY PLAN COMMISSION
BOARD OF ZONING APPEALS
Held April 4, 2022
Washington County Conference Room

Regular meeting of the Washington County Plan Commission was called to order at 7:14 p.m. Commission members present were Emily Rodman, Danielle Walker, Todd Ewen, Mark Hartman, Kevin Baird, Mark "Bubba" Abbott, Tom Day, and Andrew Katt; absent was Deirdre Miller. Board of Zoning Appeals member present was Max Greene, Mark Hartman, John Mishler, and Lori Gilstrap. Also present were Plan Director, Travis Elliott, Commission Attorney, John Mead, and members of the public, Rhonda Greene, Ty Eshleman, and Rick Voyles of the Washington County Highway Department.

The Pledge of Allegiance was led by Todd Ewen; Kevin Baird offered prayer.

Minutes of the February 8, 2022 meeting were reviewed. Upon motion by Bubba, second by Kevin, the minutes were unanimously approved as presented.

Commission Attorney John Mead was requested to report on BZA variance results; John reported that the variance request was denied.

BZA President Max Greene requested that the Commission Attorney update the Rules of Procedure and requested that copies of the Rules of Procedure and Subdivision Control Ordinance be provided to BZA members.

Andrew brought to the Commission's attention that Rule 5 has been formally repealed and been replaced with Construction Stormwater General Permit language to the effect that a total acreage disturbance of great than one (1) acre must apply for a CSGP. Travis distributed copies of the Manure Storage or Compost Facility and AFO, CFO, and CAFO Applications for review. Following discussion, the Commission directed its attorney to make the necessary changes to include CSGP language.

It was noted that the biggest issue surrounding the permit process is determining how much land will be disturbed. There was discussion regarding projects being broken into sections.

The Commission reviewed Ordinance §153.07.

Travis gave an update since the Commission's last meeting stating that his office has reverted to using a form letter to be sent to neighboring landowners rather than a letter being prepared by the applicant.

Travis stated that permit applicant Israel Young had now met the requirements of the permit in providing evidence of certified mailings to neighboring landowners. Following discussion, upon motion by Todd, second by Mark, the Commission unanimously approved the permit of Israel Young.

There was discussion regarding the use of Google Docs.

There was a question regarding obtaining all of the zoning ordinance documents from K.K. Gerhart-Fritz.

Emily stated that if the monthly meeting cannot occur on its regularly scheduled night, that it would be best to forego a meeting for the month and matters lay over until the next meeting.

The Commission reviewed Section 513 at length.

There being no further or other business to come before the meeting, upon motion by Kevin, second by Todd, the meeting adjourned at 8:30 p.m.

Washington County Plan Commission by:

Emily Rodman, President

Danielle Walker, Vice President

Todd Ewen

Kevin Baird

Deirdre Miller

Mark Hartman

Mark "Bubba" Abbott

Andrew Katt

Tom Day

Board of Zoning and Appeals by:

Max Greene, President

Mark Hartman

John Mishler

Lori Gilstrap

WCPC/BZA Attorney:

John W. Mead