MINUTES OF MEETING OF
WASHINGTON COUNTY PLAN COMMISSION
BOARD OF ZONING APPEALS
Held December 5, 2022
Washington County Conference Room

The meeting of the Washington County Plan Commission was called to order at 6:35 pm by President Emily Rodman. Commission members present were Emily Rodman, Danielle Walker, Andrew Katt, Mark Hartman, and Deirdre Miller; absent were Todd Ewen, Mark "Bubba" Abbott, Kevin Baird, and Tom Day. Also present were Plan Director, Travis Elliott, and member of the public, Max Greene. Attorney John Mead was absent.

Deirdre Miller led the Pledge of Allegiance and Mark Hartman offered prayer.

President Rodman asked members to review the October 2022 Meeting Minutes and the November 2022 Meeting Memo provided. Andrew Katt moved and Mark Hartman seconded to approve the minutes and memo. The motion passed. Documents were signed and submitted to the Plan Director, Travis Elliott.

Travis Elliott reported that since the November meeting, he has had follow-up conversation(s) with Terry Ferroro and the neighbor concerns he presented to the commission at the November meeting. The Building Commission's attorney is drafting a letter to the neighbors. Travis also shared that he is unsure of the Health Department's involvement in this matter but believes that any enforcement will likely come from the Health Department due to the septic related complaints.

President Rodman provided copies of the 2023 Proposed Meeting Dates for review. The dates will be approved at the January 2, 2023, meeting. She also reminded members of their responsibility to indicate their willingness to continue serving on the Plan Commission with her before the January 2023 meeting.

President Rodman asked Travis Elliott to provide a brief overview of the information presented at the November 2022 meeting in reference to the removal of the County Health Department code regarding wells and public sewer. The request to the Plan Commission is to create and approve a county ordinance that is the same as the state ordinance being removed. There was much discussion about the ordinance. Max Greene posed the question regarding the impact the proposed ordinance would have on situations like Hardinsburg - if the county adopts this ordinance, will incorporated and unincorporated towns be regulated similarly? Andrew Katt recommended inviting Chris Bowling, Health Department Environmental Specialist, to the January 2023 meeting to continue discussion, answer questions, and suggest appropriate ordinance language. Commission members agreed they prefer Attorney John Mead, be in attendance when language is discussed. Deirdre Miller moved, and Mark Hartman seconded to table this item on the agenda. The motion was approved.

Changes to Section 517: Telecommunications Facility was next on the agenda. Since Attorney John Mead shared his research on this topic at the November meeting, but only three of the five members in attendance in November were in attendance in December, the commission agreed to postpone further discussion and approval until the January 2023 meeting.

President Rodman started conversation on Section 518.6.1: Temporary Residence. Members asked Plan Director Elliott about the current temporary residences in the county. Danielle Walker questioned if including this in the zoning ordinance was the responsibility of the Plan Commission or if it is sufficiently regulated by the Building Commissioner ordinances. If necessary to include in the zoning ordinance, members agreed that language should reference the Building Commission's minimum code, (IRC), R107 Temporary Structures and Uses. Similarly for Section 518.7: Temporary Structures, if necessary to include in the zoning ordinance, members recommended referencing the Indiana Fire Prevention & Building Safety Commission's IBC code because commercial structures are not regulated by the county. Andrew Katt suggested President Rodman develop language and include in the working document for review and approval at the January 2023 meeting.

With no further business to come before the commission, Danielle Walker moved, and Deirdre Miller seconded to adjourn. The motion passed. President Rodman adjourned the meeting at 7:53 pm.

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:

Mark Hartman

Lori Gilstrap

John Mishler

Susan Denise Coots

WCPC/BZA Attorney:

John W. Mead

Proposed Meeting Dates for 2023

WASHINGTON COUNTY PLAN COMMISSION
BOARD OF ZONING APPEALS

The Washington County Plan Commission and the Board of Zoning Appeals will meet on the following dates:

January 2, 2023
February 6, 2023
March 6, 2023
April 3, 2023
May 1, 2023
June 5, 2023
July 3, 2023
August 7, 2023
September 5, 2023 (Tuesday)
October 2, 2023
November 6, 2023
December 4, 2023

The Washington County Plan Commission and the Board of Zoning Appeals will meet the first Monday of each month unless otherwise noted by this schedule or by special legal notice. The Washington County Plan Commission meetings will be called to order at 6:30 p.m. with any public hearings to be called to order at 7:15 p.m. Meetings will be held at the Washington County Courthouse located at 99 Public Square, Suite 200, Salem, Indiana. Any special meetings throughout the year will be advertised prior to the meeting.

Washington County Planning Commission Guest Speaker(s) Sign in Sheet

Date | *time* 2/13/2023 | 6:30-8:00pm

Location: Commissioners & Council Chambers (Courtroom)

Guest Speakers:

1. Matt Sibole
2. _____
3. _____
4. _____
5. _____
6. _____
7. _____
8. _____
9. _____
10. _____

5.03 Time Limits:

1.0 Discussion of any Item shall be limited as follows:

- **a.** The petitioner shall have 15 minutes to present his or her case.
- **b.** Remonstrators and those in support:
  - **i.** Remonstrators and those in support shall have 3 minutes per person for the presentation of evidence in opposition or support. However, multiple individuals may defer, his or her comment time to a spokesperson who shall accrue time of those who defer, subject to a limit of 10 minutes for rebuttal and to answer questions raised by the public.
  - **ii.** The petitioner shall then have 5 minutes for rebuttal and to answer questions raised by the public.
- **c.** No limit shall be placed on the amount of time the WCPC/WCBZA takes to discuss a proposal.
- **d.** The WCPC/WCBZA may grant additional time for discussion if it deems it necessary to make an informed decision. The additional time should be allocated between the applicant and the public.