MINUTES OF MEETING OF
BOARD OF ZONING APPEALS
Held April 4, 2022
Washington County Conference Room

The Washington County Board of Zoning Appeals was called to order at 6:00 p.m. by President, Max Greene. BZA members in attendance were Max Greene, Mark Hartman, John Mishler, and Lori Gilstrap. Also present were BZA attorney John Mead, Plan Director Travis Elliott, Plan Commission member Todd Ewen, and members of the public Ty Eshleman, Terry Cottongim, Katelynn Cottongim, Travis White, Brian Woodward, Greg Brown, Holly Morgan, Barbara Baynes, Duane Roach, Shelley Stingel, Julie Morgan, and Rick Voyles of the Washington County Highway Department.

Board Attorney John Mead announced it was time for annual organization. Upon motion by Mark, second by Max, the Commission unanimously elected Max Greene as President, Mark Hartman as Vice President, and John Mead as Secretary on behalf of the Board.

The Board reviewed the variance request of Ty Eshleman on behalf of Overland Engineering, LLC seeking a variance of driveway spacing for real estate located at 2168 Old State Road 56. It was noted that if the entrance is not allowed, the site is landlocked. There is no way to meet the County requirement for spacing without a variance for any development.

Lori questioned whether there was access from the highway. She requested a copy of the INDOT traffic study.

There were questions regarding the type of trucks that would be accessing the area. It was noted that the entrance would be built to standard specifications.

Highway Superintendent Rick Voyles estimated a 50' wide entrance would be necessary.

Commission member Todd Ewen questioned the spacing.

Rick stated there is no way to fit this in.

Member of the public Terry Cottongim spoke on behalf of neighboring property owners stating a big concern is runoff from the parking lot.

Member of the public Travis White stated that he owns a daycare across the street; if the variance was approved, this would introduce more traffic in the area.

Member of the public Holly Morgan expressed her concerns regarding a congested intersection and water quality.

Member of the public Barbara Baynes stated she owns a farm on Edgar Road and expressed her concerns regarding traffic meeting farm equipment on the roadway.

Member of the public Duane Roach stated he resides across from the proposed building site stating he already has trouble accessing his driveway.

Member of the public Shelley Stingel stated she owns property in the area; there are already numerous accidents in the area without the addition of traffic. She sees no reason to grant the variance.

Ty Eshleman displayed a sign regarding a traffic study prepared by Don Draper stating that the site is designed to handle any additional traffic. Julie Morgan questioned if semi tractor/trailers were included in the study. Eshleman stated the findings were acceptable with INDOT for the level of service.

Following discussion, President Max Greene called for a vote by the Board; Mark stated he was against the variance request; Lori stated she has concerns regarding traffic; John stated he is in favor of development and was in favor of the variance. By a vote of 3 against and 1 in favor, the variance was denied.

There being no further business to come before the BZA, upon motion by Max Greene, second by Mark Hartman, the Board unanimously approved to adjourn the BZA meeting at 7:12 p.m.

Board of Zoning and Appeals by:

Max Greene, President

Mark Hartman

John Mishler

Lori Gilstrap

BZA Attorney:

John W. Mead