MINUTES OF MEETING OF
WASHINGTON COUNTY PLAN COMMISSION
Held March 13, 2023
Washington County Conference Room

Regular meeting of the Washington County Plan Commission was called to order at 6:30 p.m. Board members present were Todd Ewen, Kevin Baird, Danielle Walker, Mark Hartman, and Andrew Katt; absent were Deirdre Miller, Emily Rodman, Mark "Bubba" Abbott, and Tom Day. Also present were Plan Director, Travis Elliott, Commission Attorney, John Mead, Board of Zoning Appeals members Mark Hartman, John Mishler, Lori Gilstrap, and Marsha Dailey, and member of the public Rhonda Greene.

The Pledge of Allegiance was led by Mark Hartman; Kevin Baird offered prayer.

Minutes of the February 13, 2023 meeting were reviewed. Upon motion by Mark, second by Kevin, the minutes were unanimously approved as presented. Additionally, due to the meeting conducted on February 13, 2023 not being properly noticed, minutes of the January 2, 2023 meeting were again reviewed. Upon motion by Mark, second by Kevin, the minutes were unanimously approved.

Todd presented for discussion the matter of property splits for Confined Feeding Operations. Operation owners are selling off the operation and retaining the surrounding land which is creating a problem with the set back requirements under the ordinance. Todd commented that the Federal government is offering to cost share on the construction of manure and compost facilities. This is something that should be encouraged due to positive impact.

Todd distributed packets pertaining to Washington County Ordinance §153 and Harrison County Ordinance §4. The Harrison County Ordinance contains information that would be of benefit to Washington County regarding maintenance of private roads. Todd asked the Board to review the Harrison County Ordinance and compare it to the Washington County Ordinance. It was also noted that the current Ordinance requires a lot size of 2 acres.

The Commission reviewed §153.01(i)(2), also subparagraphs (f), (h), and (i). Todd commented that the developer of a subdivision needs to post a bond (compare Harrison Ordinance page 26, Section 5). There were comments regarding a review of the filing fees currently in the ordinance. Is there a need for these to be adjusted?

Lori questioned about fines. John discussed the difference between a breach of a bond and fines for ordinance violations. They are two (2) different animals. Andrew noted that County Ordinance §150.99 doesn't have a penalty provision, similar to what's in §153.0. John noted that the new zoning ordinance, when adopted, will replace these provisions.

It was noted at §517 regarding telecommunications was adopted in January.

The Commission next discussed §518 regarding temporary uses. There was discussion regarding a definition for temporary residence. How is it defined? Travis commented on the various issues faced by the County with temporary structures.

Upon motion by Mark, second by Kevin, the Commission unanimously approved §518.6 – Temporary Structures.

Upon motion by Andrew, second by Danielle, the Commission unanimously approved an amendment to change the numbering in §R107.1 to letters.

Due to the meeting conducted on February 13, 2023 not being properly noticed, Plan Director Travis Elliott again presented Application #23-01 submitted by Stephen Purlee for the construction of compost shed to an existing CFO. After review, upon motion by Kevin, second by Andrew, Application #23-01 for construction of a compost shed was unanimously approved.

There being no further business to come before the Commission, upon motion by Kevin, second by Andrew, the Board unanimously approved to adjourn the meeting at 8:05 p.m.

Washington County Plan Commission by:

Todd Ewen, President

Kevin Baird, Vice President

Danielle Walker

Emily Rodman

Deirdre Miller

Mark Hartman

Mark "Bubba" Abbott

Andrew Katt

Tom Day

Lori Gilstrap

WCPC/BZA Attorney:

John W. Mead