MINUTES OF MEETING OF
WASHINGTON COUNTY PLAN COMMISSION
BOARD OF ZONING APPEALS
Held May 1, 2023
Washington County Conference Room

Regular meeting of the Washington County Plan Commission was called to order at 6:32 p.m. Board members present were Todd Ewen, Kevin Baird, Danielle Walker, Emily Rodman, Mark "Bubba" Abbott, and Andrew Katt; absent were Mark Hartman, Deirdre Miller, and Lori Gilstrap. Board of Zoning Appeals member present was Denise Coots; absent were Mark Hartman, Lori Gilstrap, John Mishler, and Marsha Dailey. Also present was Plan Director Travis Elliott and members of the public Max and Rhonda Greene. Commission attorney John Mead was absent from the meeting.

The Pledge of Allegiance was led by Bubba Abbott; Kevin Baird offered prayer.

Minutes of the April 3, 2023 Plan Commission meeting were reviewed. Upon motion by Bubba Abbott, second by Emily Rodman, the minutes were unanimously approved as presented. (BZA minutes for March were not reviewed or approved; no BZA meeting was held in April.)

Todd Ewen presented for discussion the County's current Subdivision Control Ordinance. Unlike other Indiana counties, the Ordinance does not require developers to be bonded. Todd would like to see the County work toward this for the safety and well-being of residents.

Todd next advised the Commission that he had spoken with Commission attorney John Mead regarding bonds. John recommended that should the Commission want to adopt the language contained in the Harrison County Ordinance, a portion of §5.00(a)(2)(c) should be removed. Following discussion, it was the consensus to remove §5.00(a)(2)(2) in its entirety. It was also decided to remove the term "irrevocable letter of credit" in Harrison County Ordinance §5.00(a)(2)(e).

The Commission next discussed a timeframe for a performance bond. Following discussion, it was the consensus that it should be on a project-to-project basis.

Todd Ewen inquired of Plan Director Travis Elliott's opinion regarding adding the Harrison County Subdivision §5, with revisions, to the Washington County Subdivision Control Ordinance. There was discussion that the changes and responsibilities would not fall into Travis' lap entirely, that the State and County Highway Departments would also be involved.

Emily Rodman questioned who the "county" body is that would be responsible for submitting a certificate stating that the performance bond is complete. Todd stated that he would contact Harrison County to inquire as to how they enforce §5.01(b).

Emily further questioned if the roadways in a subdivision would automatically be added into the county road inventory once the performance bond was released. Todd explained that they eventually would; however, subdivision roads would not take priority over current county roads needing improvement. Andrew Katt questioned the county road standards; both Emily and Todd reviewed what the discussion was at the April meeting regarding standards.

Following discussion, upon motion by Kevin Baird, second by Bubba Abbott, the Commission unanimously approved to adopt §5 of the Harrison County Subdivision Ordinance, with revisions.

The Commission next reviewed §4.04 Pavement Design of the Harrison County Subdivision Ordinance which was approved at the April meeting. It was noted in follow up to the April meeting that most counties have roads that are 26 feet wide.

Andrew Katt questioned if Washington County has a base requirement for roadways; Todd explained the answer as "yes".

Emily Rodman and Travis Elliott remarked that the Washington County Subdivision Control Ordinance should reflect the updates that the Commission had approved in the past, i.e. removing the wording of Rule 5 and replacing it with CSGP.

In further review of the Washington County Subdivision Control Ordinance, Andrew felt that the wording of §153.01(I)(2) should be revised from "if a proposed road is to be accepted by the County, it shall be brought up to current County stone and asphalt standards for roads and must be approved by the County Highway Superintendent" to read "All proposed roads shall be brought up to current county stone and asphalt standards for roads and must be approved by the County Highway Superintendent". Todd stated he would speak with Rick Voyles, County Highway Superintendent, on this topic, as well as all other road topics.

Andrew Katt pointed out that any revisions made to the Ordinance would also require changes to be made to §153.01(H). Todd's suggestion was that the last sentence of this section be removed.

The Board of Zoning Appeals was not called to order; no action taken.

There being no further business to come before the Commission, upon motion by Kevin Baird, second by Danielle Walker, the Board unanimously approved to adjourn the meeting at 8:10 p.m.

Washington County Plan Commission by:

Todd M. Ewen
Todd Ewen, President

Kevin Baird, Vice President

Danielle Walker
Danielle Walker

Emily Rodman
Emily Rodman

Deirdre Miller

Mark Hartman
Mark Hartman

Mark "Bubba" Abbott

Andrew Katt
Andrew Katt

Lori Gilstrap
Lori Gilstrap