MINUTES OF MEETING OF
WASHINGTON COUNTY PLAN COMMISSION
BOARD OF ZONING APPEALS
Held April 3, 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, Mark Hartman, Emily Rodman, Mark "Bubba" Abbott, Lori Gilstrap, and Deirdre Miller; absent were Danielle Walker and Andrew Katt. Board of Zoning Appeals member present was Mark Hartman, Lori Gilstrap and Denise Coots; absent were John Mishler, and Marsha Dailey. Also present were Plan Director Travis Elliott, Washington County Indiana Economic Growth Partnership Director Tammi Gibson, and members of the public Max and Rhonda Greene.

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

Minutes of the March 13, 2023 Plan Commission meeting were reviewed. Upon motion by Mark Hartman, second by Bubba Abbott, the minutes were unanimously approved as presented. (BZA minutes were not reviewed or approved.)

Mark Hartman reported that following last month's meeting, he had reviewed the Plan Commission Rules of Procedure stating that members of the Commission and the public that speak foul and make rude comments or outbursts can be asked to leave by the chairman. Todd thanked him for his comments.

Todd Ewen requested that Plan Director Travis Elliott hold off on actions regarding current Washington County Zoning Ordinance §701 with respect to small acreage compost. Todd felt that since this has not become an issue yet, that perhaps the ordinance currently in effect contains correct wording and felt it best to deal with this issue when the need arises.

Travis questioned if a letter of consent from the adjoining landowner that would be within the footage of the small acreage compost if presented by the property owner would meet requirements. Travis expressed concern with current Washington County Zoning Ordinance §800 and quested what the fine would be for an applicant that did not follow the rule stating that people would rather pay a fine than follow the rules set in place if they cannot meet the requirement. Lori Gilstrap commented that an applicant should not be allowed to proceed without following the rules; if they have a neighbor that is against the small acreage compost then their concerns should at least be heard at a BZA meeting. Todd concurred.

Travis recommended that wording should be revised to read that all adjoining property owners should be required to submit a letter of consent or dissent with respect to the proposed small acreage compost. BZA member Denise Coots questioned what the current process is for a CFO application and was informed of the requirements. Todd Ewen tabled further discussion of this matter.

The Commission discussed Washington County Ordinance §153 and the verbiage of "average" lot size being 2 acres not currently being used as it was originally intended. Upon motion by Kevin Baird, second by Lori Gilstrap, the Commission unanimously approved to amend §153.01 to remove the word "average" to read "the minimum lot size shall be two acres . . ."

The Commission next discussed updating the road standards for subdivisions. The Commission reviewed the Harrison County Subdivision Ordinance which requires that roads be 22 feet wide. Washington County requires that roads meet County standards prior to their adoption as a county road. Requirements that must be met are a road width of 20 feet wide, a 6" rock base, a 2" binder, and 3" asphalt.

Deirdre Miller commented that county roads should be as wide as possible for both public safety and for emergency vehicles and felt roads should be at least 20 feet wide, or wider. There was a question of how making subdivision roadways wider would affect the Washington County Highway Department. Kevin Baird would also like to the road width changed to 22 feet.

Following discussion, the Commission moved to adopt the Harrison County Subdivision County Ordinance "Pavement Design" sections as the requirements to be met pursuant to Washington County Ordinance.

There was discussion regarding Harrison County Ordinance 500 with respect to bond requirements. Lori Gilstrap felt that a subdivision roadway should be completed prior to the first lot being sold. The matter was tabled for further discussion pending review by Commission attorney.

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, second by Bubba, the Board unanimously approved to adjourn the meeting at 7:40 p.m.

Washington County Plan Commission by:

Todd M. Ewen
Todd Ewen, President

Kevin Baird
Kevin Baird, Vice President

Danielle L. Walker
Danielle Walker

Emily Rodman
Emily Rodman

Deirdre Miller

Mark Hartman

Mark "Bubba" Abbott

Andrew Katt

Lori Gilstrap

Board of Zoning and Appeals by:

Mark Hartman

John Mishler

Denise Coots

Lori Gilstrap

Denise Coots

Marsha Dailey

WCPC/BZA Attorney:

John W. Mead