MINUTES OF MEETING OF

WASHINGTON COUNTY PLAN COMMISSION

Held November 12, 2024
Washington County Conference Room

The regular meeting of the **Washington County Plan Commission** was called to order at approximately 6:30 P.M., on November 12, 2024. Board members present included Todd Ewen, Emily Rodman, David Lyles, Kevin Baird, Andrew Katt, and Lori Gilstrap. Rondale Brishaber, Marsha Dailey, and Danielle Walker were absent.

Also present were Planning Director, Travis Elliott, and Commission Attorney, Lisa M. Fleming. Members of the public present included Conner Barnette, who was also our guest speaker.

All in attendance recited the Pledge of Allegiance, led by David Lyles. Kevin Baird offered a prayer.

The **October 1, 2024, Plan Commission Meeting Minutes** were reviewed and approved following a motion from Lori Gilstrap, seconded by Emily Roadman, and unanimous approval.

There was no **Board of Zoning Appeals (BZA) meeting on November 12, 2024**.

Our **Guest Speaker was Conner Barnette from Hoosier Planning Associates**. Conner focused on Chapter 14 of the draft Zoning Ordinance, pertaining to Subdivision Control. Questions were posed, discussions followed and Plan Commission Members weighed in on various topics. One topic that came up regarded setting a minimum acreage requirement for areas in the county outside incorporated towns, the two-mile fringe around Salem, and the area comprising the previously incorporated Town of Fredericksburg. Some in attendance suggested that one (1) acre was a good minimum and others felt strongly about setting a minimum of two (2) acres. Those favoring a two (2) acre minimum reasoned that this is a good minimum to preserve the rural flavor of the county and to have enough land upon which to locate a home, outbuildings, and a waste disposal system, outside of the right-of-way and outside of setback areas.

Travis Elliott made sure that Conner knows to include the current building codes we follow and to include the information we have on penalties and fines for non-compliance in the new draft zoning ordinance. Attorney Lisa Fleming offered to share some ordinances she has written on abandoned vehicles, junk cars, debris and rubbish, rank vegetation and unsafe buildings, for possible incorporation into the draft zoning ordinance.

Due to the late hour following Conner's presentation and lengthy discussions, it was decided to defer the County Parcel Specification discussion to a later date.

The meeting adjourned at approximately 8:30 P.M. following a motion made by Emily Rodman, which was seconded by Lori Gilstrap, and unanimously approved.

Washington County Planning Commission by:

Todd Ewen, President

Kevin Baird, Vice President

Danielle Walker

Emily Rodman

David Lyles

Rondale Brishaber

Andrew Katt

Lori Gilstrap

Marsha Dailey

Lisa M. Fleming, Attorney for WCPC/BZA

Attendance at Washington County Plan Commission Meeting

No BZA Hearing

Date / Time: 11/12/2024 / 6:30 pm - **Location:** Courthouse (2nd Floor)

Planning Commission Members	Attend – Yes/No
Lisa Fleming	Yes
Travis Elliott	yes
Emily Rodman	ER
Danielle Walker	
Todd Ewen	yes
Rondale Brishaber	
David Lyles	YES
Kevin Baird	Yes
Marsha Dailey	yes
Andrew Katt	Yes
Lori Gilstrap	yes

BZA Members	Attend – Yes/No
John Mishler, President	N/A
Lori Gilstrap, Vice President	N/A
Lisa Fleming, Secretary	N/A
Denise Coots	N/A
Marsha Dailey	N/A
Ryan Packwood	N/A

Public	Attend – Yes/No
Rhonda Greene	NO
Max Greene	NO
CONNOR BANGITE	Yes

Washington County BZA Guest Speaker(s) Sign in Sheet

12/03/2024 | 6:30-8:00pm

Location: Commissioners & Council Chambers (Courtroom)

Guest Speakers:

1. Matthew O'Rourke - American Structurepoint
2. Martin Spink - American Structurepoint
3. Rachel Cardis - American Structurepoint
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.