MINUTES OF MEETING OF

WASHINGTON COUNTY PLAN COMMISSION

Held August 5, 2025
Washington County Conference Room

The regular meeting of the **Washington County Plan Commission** was called to order at approximately 6:30 P.M., on August 5, 2025, by President Todd Ewen. Board members present included Todd Ewen, Emily Rodman, Danielle Walker, Lori Gilstrap, Kevin Baird, Marsha Dailey, and new member, Lucy Brenton. Andrew Davisson and David Lyles were absent.

Also present was Plan Commission Attorney, Lisa M. Fleming and County Building Commissioner, Travis Elliott. Members of the public present included Max Green and Rhonda Green. Owen Speth of Ranger Power was also in attendance.

Those present recited the Pledge of Allegiance, led by Lori Gilstrap. Kevin Baird offered a prayer.

Todd Ewen introduced **Lucy Brenton, as our newest Plan Commission Member**. Lucy was appointed to serve on the Plan Commission by the County Commissioners at their meeting held earlier that day.

The **Plan Commission Meeting Minutes from July 1, 2025**, were reviewed. Marsha Dailey pointed out that the word, "writes" should be changed to "write", in the first paragraph on page 2. A motion was made by Kevin Baird to approve the minutes as corrected and the motion was seconded by Lori Gilstrap. There was a unanimous vote to approve the corrected meeting minutes.

Todd led a discussion on the **draft Subdivision Control Ordinance**, which consists of language from Chapter 13 of the draft zoning plan, with some modifications. Table of Contents were included in this version along with a footer with identifying information, and comments by

Courtney Stahl of the County Building Commissioner's office were added to address inconsistencies in language for Administrative Subdivisions, Minor Subdivisions and Major Subdivisions. Todd asked all Plan Commission Members to bring up any concerns or changes. Danielle had no additional comments. Lucy stated that she would take a look at the draft to ensure it is not overly restrictive, or that it penalizes families.

Lori Gilstratp described a situation that became problematic after her grandfather passed away and four family members inherited property and lived there. It was not set up properly and all 4 family members shared one driveway. It worked okay while the siblings lived there with their families, but over time, all family members except one moved elsewhere. Now, mostly strangers own the property, the one common driveway serving all four properties is dirt and not maintained, and there are disagreements over driveway maintenance, neighbor's dogs, etc., because the property was not properly divided.

Kevin Baird echoed some of the concerns that Lori expressed and said we need to have something in place. No one else had comments. Todd said the draft is not perfect but probably ready for review by the public. He asked if there was a motion to get this draft ordinance to the public for their review. Kevin Baird made a motion that the draft Subdivision Control Ordinance be provided to the public for the 30-day review. Lori Gilstrap seconded the motion and all present voted to get the draft Subdivision Control Ordinance to the public for their review. Todd told all present that it's not perfect; but is a living document that can be changed through amendments to the ordinance.

Lisa looked at the **mini log cabin on Highway 135**, north of Brown Road, at Todd's request. She reported that she spoke by phone with Jeremy Miller who confirmed that it was not approved for residential use. Lisa encouraged him to look into the approval process. Mr. Miller told her that he did not like to put water and electricity in these units.

Lucy mentioned that her daughter had placed a tiny house on property and later found out that it was not approved for residential use. They ended up moving it out of the county. Lucy expressed concerns about property restrictions and raised questions about the minimum acreage. Various Plan Commission members commented.

Lisa generally discussed the state insignia on approved housing types and building codes, and Travis Elliott weighed in from his perspective as Building Commissioner.

Danielle mentioned the minimum acreage that was in our draft zoning ordinance and made the point that there was unfortunately not an opportunity to have the public comment, thus far. Danielle also stated that she appreciated that the Miller Log Cabin on-line literature mentioned that it is the customer's responsibility to check with local codes.

Lori Gilstrap weighed in on **substandard developments** and the difficulty property owners have selling their properties in these developments for competitive prices. Lori also talked about a relatively new business in New Salisbury in the old Schmidt factory where **Granden Homes is building modular and manufactured homes that start at around $60,000**.

Marsha Dailey spoke up about building standards and noted that they are in place to ensure that residential buildings are safe.

Todd then moved on to a discussion of Solar as it is our next big effort. He asked if everyone has a copy of the Miami County **Solar Ordinance**. He said that abandonment of solar farms is a topic of concern that needs to be addressed. Kevin Baird said setbacks on solar farms also need to be addressed. Lucy expressed concerns about potential health hazards and solar farms. Emily Rodman mentioned the importance of surveys to ensure that no part of the solar farm is placed on the wrong property.

Todd asked Owen Speth of Ranger Power to come forward and speak to some of the questions/concerns expressed by Plan Commission members and those in attendance. He addressed questions about where the energy generated goes and if it leaves the county, well water, karst areas, etc. Owen said they like to avoid karst areas. He said there are properties where they are developing solar farms that have less karst than the area near Irvington, Kentucky where solar farms are located. Todd asked if it will be phased. Owen said they have 2,000 acres secured for solar panels and they plan to use 1,000 to 1,500 acres of the 2,000 acres. Owen said the power generated will be used by southern Indiana and Kentucky. Danielle stated that some of the questions and concerns people are raising are beyond the scope of the Plan Commission's responsibility, although the topics are interesting.

Todd Ewen asked that Plan Commission members to review the **Miami County Solar Ordinance** before the next meeting, as it will be on the agenda for discussion following the public hearing. He asked everyone to review it to determine if it is anywhere close to something we'd want to use in Washington County. He also said he'd like to reach out to Miami County officials to see what they would change and what's working. Emily bought up concerns about road use and damage to the roads as a result of the solar farm construction. Owen said they could have road use agreements with the county.

The next meeting, scheduled for September 2, 2025, will include a public hearing on the draft Subdivision Ordinance. (The September 2nd meeting was cancelled and reset for September 9, 2025. That meeting was also cancelled, and no Plan Commission meetings were held during the month of September.)

Todd then asked if there was a motion to adjourn. Lucy Brenton made a motion which was seconded by Emily Rodman. The adjournment was unanimously approved.

Washington County Planning Commission by:

Todd Ewen, President	**Kevin Baird, Vice President**
Danielle Walker	**Emily Rodman**
David Lyles	**Andrew Davisson**
Lori Gilstrap	**Marsha Dailey**
Lucy Brenton	**Lisa M. Fleming, Attorney for WCPC/BZA**

Sign-In Sheet for
Washington County Plan Commission Meeting
Date / Time: 08/05/2025 / 6:30 P.M.
Location: Historic Courthouse on the Salem Square

Names of Plan Commission Attendees/Members, Appointing Authority, Most Recent Appointment	Expiration Date of Appointment	Notes	Signature of Attendee
Lisa Fleming, Attorney, Non-Voting.	N/A		
Travis Elliott, Washington County Building Commissioner, Non-Voting.	N/A		
Emily Rodman, Washington County Surveyor (Elected Position). Statutory Authority	*		
Danielle Walker, Washington County Agricultural Extension Educator – Purdue University. Statutory Authority	*		
Todd Ewen, Washington County Commissioner, (Elected Position) Appointed by Commissioners.	**		
Andrew Davisson, Washington County Councilman, (Elected Position) Appointed by Washington County Council.	**		
David Lyles (R)- Appointed by Washington County Commissioners on 4/16/2024.	***	Expiration date if not reappointed is 4/15/2028	
Kevin Baird (R)- Appointed by Washington County Commissioners on 01/03/2024.	***	Expiration date if not reappointed is 1/02/2028	
Marsha Dailey (R) - Appointed by Washington County Commissioners on 01/03/2024.	***	Expiration date if not reappointed is 1/02/2028	
Lucy M. Brenton (L) – Appointed by Washington County Commissioners on August 5, 2025	***	Expiration date if not reappointed is 8/04/2029	
Lori Gilstrap (D)- Appointed by Washington County Commissioners on 3/07/2023.	***	Expiration date if not reappointed is 3/06/2027	

***IC 36-7-4-208 – Membership of County and Metropolitan Plan Commissions–See (a)(3) & (a)(4).**

****IC 36-7-4-217 – Term of Certain Members** – The term of office of a member (who is appointed from the membership of a legislative body, park board or the advisory council on town affairs) is co-extensive with the member's term of office on that body, board, or council unless that body, board or council appoints, at its first regular meeting in any year, another to serve as its representative.

*****IC 36-7-4-218 – Appointment of Citizen Members – Terms – Removal** – When an initial term of office of a citizen member expires, each new appointment of a citizen member is for a term of four (4) years (in the case of a municipal, county, or area plan commission.) A member serves until the member's successor is appointed and qualified. A member is eligible for reappointment.

THERE WAS NO BZA MEETING HELD ON 08/05/2025

BZA Members (All Appointed)	Expiration Date of Appointment	Notes	Signature of Attendee
John Mishler, President, Appointed by Washington County Commissioners on 01/08/2025			
Lori Gilstrap, Vice President - Appointed by Washington County Commissioners pointed on 03/01/2022			
Lisa Fleming, Attorney/Secretary Non-Voting			
Denise Coots, Appointed by Washington County Commissioners on 10/18/2022			
Marsha Dailey, Appointed by Washington County Commissioners on			
Ryan Packwood, Appointed by Washington County Commissioners on 01/08/2025			

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Location: Historic Courthouse on the Salem Square

Printed Name of Attendee	Signature of Attendee