

**Minutes of Meeting  
Plan Commission  
March 11, 2020**

---

The Plan Commission of the City of Washington met March 11, 2020, at 6:30 p.m. in the City Council Chambers. The following members were present: Tom Stephens, David Dahl, David Grannan, David Gray, Mark Arnold, Doug Stradtner, Geoff Stoner, William Summers and City Attorney Tim Dant. Members absent were Ed Barnett, Tom Graham Jr., and Dan Gress. Also, present were Building Commissioner Jon Casper, Code Enforcement Officer Brandt Powden and Secretary Maria Sergesketter.

Plan Commission President William Summers called the meeting to order.

- The minutes of the meeting held January 8, 2020 were approved. A motion made by David Gray, seconded by David Dahl. A voice vote was taken with all members present voted in favor. Motion carried.

**Case # RZ-4-19:** Lengacher Development LLC is requesting a rezone. The Parcel is currently zoned R-1 and would be rezoned to R-2. The address for which he is requesting the review is NE corner of Eastside Park Road & RR. Parcel numbers are 14-10-25-303-001.001-017 and 14-10-25-303-001.000-017. It is currently zoned R-1, Residential Single Family. Ray Lengacher of Lengacher Development was present to discuss this project. Plan Commission member Tommy Stephens made a motion to add restrictions to the rezone that will again go before the City Council. David Dahl seconded. The restrictions are as follows:

1. The rezoning would not be finalized and recorded until a road is built between White Ridge Development and Eastside Park Road.
2. No building permits would be issued for Phase 2 until the road is completed.
3. Lengacher Development LLC must receive the necessary Federal and State permits, including environmental and any other permits necessary to build a road in this area.
4. Lengacher Development LLC is under no obligation to build the road if compiling with Federal and State regulations makes the project economically unfeasible.

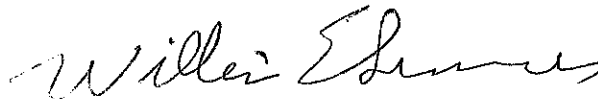
Several remonstrators were present: Ralph Wilkerson 3 White Ridge Lane was wanting to know if this will change the vote results from the last meeting. Attorney Tim Dant advised that the vote of No Recommendation would stand.

This meeting is to set restrictions for the rezone. Mike Mitchell 2 White Ridge Court asked about the phases of this project. President Bill Summers explained the phases again. With no further questions President Bill Summers requested that the secretary, Maria Sergesketter, take a roll call vote. With Ed Barnett, Tom Graham Jr., and Dan Gress being absent, all present members voted on adding the restrictions to the rezone and forwarding this on to the City Council. Motion was approved 8-0.


**In other business.** Fire Chief Steve Walden was present at the meeting to answer questions about the Knox/Lock Box Ordinance for the City of Washington. He explained that Knox County has a similar Ordinance. This Ordinance would help Firemen gain access into commercial buildings that have an alarm sounding. This would prevent Firemen from having to break doors/windows to gain access. This Ordinance would pertain to commercial new construction. With no further questions President Bill Summers requested that the secretary, Maria Sergesketter, take a roll call vote. With Ed Barnett, Tom Graham Jr., and Dan Gress being absent, all present members voted to forward this on to the City Council. Motion was approved 8-0.

Building Commissioner Jon Casper informed the Plan Commission that we have one case on the April agenda.

With no other business, the meeting adjourned at 7:15 p.m.



William Summers, President or Acting President

  
Maria Sergesketter, Secretary