

**Minutes of Meeting
Special Meeting
Plan Commission
September 23, 2020**

The Plan Commission of the City of Washington met September 23, 2020, at 6:30 p.m. in the City Council Chambers. The following members were present: David Dahl, David Grannan, Ed Barnett, Dan Gress, Mark Arnold, Geoff Stoner, William Summers, and City Attorney Tim Dant. Members absent were Tom Stephens, David Gray, Doug Stradtner and Tom Graham Jr. 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 August 12, 2020 were approved. A motion made by David Dahl, seconded by Dan Gress. A voice vote was taken with all members present voted in favor. Motion carried.

Case # FP-2-20: J & L Home Center is requesting a final plat for lot 6 & 7 in Deerfield Subdivision. Part of location 134, township 3 North, Range 7 West, City of Washington, Indiana. This property is located at 11 & 13 Deerfield Lane. Parcel number is 14-10-35-100-005.000-017. It is currently zoned R-2, Residential two-family. Jason Knepp was present to answer questions. Mr. Knepp explained that the street has already completed about a year ago for these two lots. He wanted to get the final plat for these 2 lots in order to continue to build homes in this subdivision. President Bill Summers asked where the lots were in the subdivision, Jason answered. With no further questions, President Bill Summers requested that the secretary, Maria Sergesketter, take a roll call vote. With Tom Stephens, David Gray, Doug Stradtner and Tom Graham Jr. being absent, all present members voted. Motion was approved 7-0

In other business.

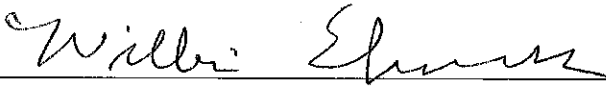
The Plan Commission reviewed Industrial Zoning designation for 8 parcels located in a residential area in the Daviess Drive area. Addresses for these properties are as follows: 397 S 150 W, parcel number 14-10-33-2004-008.000-016; 333 S 150 W, parcel number 14-10-33-204-001.000-016; 1812 W Old US Hwy 50, parcel number 14-10-33-203-114.001-016; 21 Daviess Drive, parcel number 14-10-33-204-005.000-016; 19 Daviess Drive, parcel number 14-10-33-204-009.000-016; 22 Daviess Drive, parcel number 14-10-33-204-003.000-016; 9 Daviess Drive, parcel number 14-10-28-404-117.000-017; 1588 W Old US Hwy 50, parcel number 14-10-33-204-004.000-016. Building

Commissioner Jon Casper explained the map to the Plan Commission members. He also explained that David Hoefling called and expressed that he did not want their property rezoned. David Dahl asked if any of the other property owners have issues with the rezone. Building Commissioner Jon Casper stated no. He explained that a few residents called in to ask about the letter they received about the rezone, but they were fine with it. Also 333 S 150 W is potentially in the process of being sold but the current owners did not call the office with concerns. With no further questions, President Bill Summers requested that the secretary, Maria Sergesketter, take a roll call vote to pass this on to City Council. This will include 7 parcels (excluding 1588 W Old US Hwy 50). With Tom Stephens, David Gray, Doug Stradtner and Tom Graham Jr. being absent, all present members voted. Motion was approved 7-0


Building Commissioner Jon Casper informed the Plan Commission that we will have a meeting on October 14th at 6:30 p.m. He explained that there will be a rezone case for W 21st Street and a CDR case will be on the agenda.

Building Commissioner Jon Casper also asked the question about R-3. Cherry Tree Apartments is looking to expand next year. There will be multiple buildings on 1 parcel that has 3 different zones assigned to it. (A-1, R-3 and P.U.D.) The original Cherry Tree Apartment Complex was not platted. The definition of R-3, one structure with multi-families, that I was given does not allow for Cherry Tree Apartments to be built without being subdivided, but it has been built. There are several other locations like this as well, Westwood Addition and Covered Bridge. Attorney Tim Dant stated that R-3 is generally all buildings are attached, be it duplexes, town houses etc. Ed Barnett said that it is a private development so it would not need to be platted. Don Spillman explained that Tim Dant was correct. David Dahl questioned how the ordinance is written. The Plan Commission and Building Commissioner will continue to search for the answer.

With no other business, the meeting adjourned at 6:45 p.m.



William Summers, President or Acting President



Maria Sergesketter, Secretary