

**Minutes of Meeting  
Plan Commission  
October 14, 2020**

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The Plan Commission of the City of Washington met October 14, 2020, at 6:30 p.m. in the City Council Chambers. The following members were present: Tom Stephens, David Dahl, David Grannan, Ed Barnett, Dan Gress, Doug Stradner, William Summers, and City Attorney Tim Dant. Members absent were David Gray, Geoff Stoner, Mark Arnold, and Tom Graham Jr. Also, present were Building Commissioner Jon Casper and 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 September 23, 2020 were approved. A motion made by David Dahl, seconded by Tom Stephens. A voice vote was taken with all members present voted in favor. Motion carried.

**Case # RZ-2-20:** Yolonda Bostic is requesting a Rezone. The rezone requested is Ag, Agricultural to C-1, Commercial Local Business. These properties are located at the 804 NW 21<sup>st</sup> Street & adjoining lands. Parcel numbers are 14-10-28-204-009.000-016 and 14-10-28-204-003.000-016. It is currently zoned A-1, General Agricultural. Yolonda Bostic, property owner, Evan Denis, Architect at Cooler Design, Inc. and Dennis Helms, Landmark Surveying were present to answer any and all questions. They stated that Washington needs housing. This will be a good area to fill that need. It was stated that the reason for wanting C-1 zoning is due to the Community Building that would be rented out to anyone in the community, not just tenants of the project. The capacity for the community building would be 150 people. These would not be income-based townhouses and this project will be funded by private investors. There would be 4 homes together in a cluster with a total of 76 units. Bill Summers asked about the road and David Dahl asked about utility access. Building Commissioner Jon Casper stated that he spoke with the Superintendents and said that there is a sewer main at 19<sup>th</sup> Street and a 10" water main on Maxwell. Ms. Bostic said she would need to contact the Street Commissioner and Daviess County Highway Dept. Ed Barnett asked about a retention pond. Mr. Helms stated that there would be one and it will be maintained very well as it will also serve as a water feature for the property. Bill Summers asked what the estimated total cost for this project would be. Ms. Bostic said around 8 million dollars. The project would be done in phases. There were several remonstrators present. She said she would really monitor the finished area since

she will be living next door as well. Tim and Karmen Fleenor, Harry Sears, Matt Lyford, Justin Killough, and Kay Morgan. Several had concerns about losing the country living setting, road conditions, extra noise, taxes raising and in general not wanting all the extra people in their area. With no further questions, President Bill Summers requested that the secretary, Maria Sergesketter, take a roll call vote. With David Gray, Geoff Stoner, Mark Arnold, and Tom Graham Jr. absent. Motion was denied 7-0.

**Case # CDR-2-20:** Mark Williams, True Real Estate LLC is requesting a Concept Plan with Waivers of certain development requirements that will be shown on their submitted plans. The waivers will be presented to the Plan Review Group directly following the Plan Commission Meeting on October 14, 2020. The address for which they are requesting this approval and waiver is SW Corner of National Hwy & LTG Tony Jones Drive. The current lot size is 5.972 acres, and it is currently zoned C-4 Commercial Roadside Business. The parcel number is 14-10-36-500-004.001-017. Mark Williams, True Real Estate, Dennis Helms of Landmark Surveying and Jeff Owens of Taber Owens was present to answer all questions. Mr. Williams told the board members of the plans, building size, number employed currently and in the future. He explained the nature of the business. He explained that he currently has a purchase agreement for the 6 acres near the roundabout. Mr. Helms also explained the Concept Design with more detail. With no further questions, President Bill Summers requested that the secretary, Maria Sergesketter, take a roll call vote. With David Gray, Geoff Stoner, Mark Arnold, and Tom Graham Jr. absent. Motion was approved 8-0. This includes Building Commissioner Jon Casper's vote as well.

President Bill Summers asked Mr. Helms to present any waivers they are requesting for this project. Mr. Helms stated that the only waiver they were requesting was for EIFS, or synthetic stucco. This material would be used on the back and one side of the building. With no further discussion, President Bill Summers requested that the secretary, Maria Sergesketter, take a roll call vote. With David Gray, Geoff Stoner, Mark Arnold, and Tom Graham Jr. absent. Motion was approved 8-0. This includes Building Commissioner Jon Casper's vote as well. Building Commissioner Jon Casper Thanked Mr. Williams and complimented how easy it was to work with Mr. Mike Chestnut, General Attorney for True Real Estate LLC, and Dennis Helms of Landmark Survey.

Mr. Dant spoke with Mr. Williams about an upcoming Tax Abatement Resolution being drafted. He explained the process of how that would proceed and what dates to look for the Resolution.

**In other business.**

Building Commissioner Jon Casper informed the Plan Commission that as of now, we do not have any cases for November.

With no other business, the meeting adjourned at 7:30 p.m.

  
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William Summers, President or Acting President

  
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Maria Sergesketter, Secretary