

**Minutes of Meeting
Plan Commission
June 15, 2021**

The Plan Commission of the City of Washington met June 15, 2021, at 6:30 p.m. in the Community Building. The following members were present: Tom Stephens, David Grannan, Dan Gress, Tom Graham Jr., Geoff Stoner, William Summers, and City Attorney Tim Dant. Members absent were David Dahl, David Gray, Ed Barnett, Mark Arnold, and Doug Stradtner. 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.

Previously unzoned parcels in the City of Washington's two-mile extraterritorial jurisdiction will be assigned zoning designations by the city plan commission. The recommendations of the plan commission will be considered by the Washington Common Council for a final zoning designation for each of the following parcels:

<u>EAST SIDE</u>		
<u>Parcel Number</u>	<u>Acreage</u>	<u>Owner of Record</u>
1. 14-09-20-100-008.007-016	0.52	BG Farms
2. 14-09-20-800-006.001-016	5.2316	BG Farms
3. 14-09-20-800-006.000-016	107.52	Nolan Farm, Inc
4. 14-09-21-300-007.000-001	76	Rev Warren E Loughmiller & Joyce F. Loughmiller
5. 14-09-21-300-008.001-001	10	James A & Norma Jean Knepp
6. 14-09-21-300-019.000-001	3	David H & Marilyn Graber
7. 14-09-20-400-020.000-016	18	Eldon J. & Vera Sue Wagler
8. 14-09-20-400-023.000-016	1.23	Eldon J. & Vera Sue Wagler
9. 14-09-20-400-025.000-016	0.77	James E Jr. & Diana S Shrieves
10. 14-09-20-400-020.002-016	18.52	Holly L Billings [RT]
11a. 14-09-20-400-020.001-016	1.48	Scott A & Shelly R Hill
11b. 14-09-21-300-018.000-001	4	Karen Elaine Loughmille Hoevel

12.	14-08-21-300-012.001-001	9.642	Loren H & Mary Jane Graber
13.	14-09-21-300-011.000-001	5	Loren H & Mary Jane Graber
14.	14-09-21-300-020.000-001	3	Loren H & Mary Jane Graber
15.	14-09-21-300-012.004-001	6	Paul Steven & Martha Ann Graber
16.	14-09-21-300-012.005-001	2.341	Eldon Jay & Vera Sue Wagler
17.	14-09-21-300-012.000-001	8.4785	Eldon Jay & Vera Sue Wagler
18a.	14-09-21-300-012.002-001	0.46	Eldon Jay & Vera Sue Wagler
18b.	14-09-21-300-012.006-001	0.361	Eldon Jay & Vera Sue Wagler
19.	14-09-21-300-012.003-001	7.9225	Adrian D, & Ruth Ann Graber
20.	14-09-21-700-013.000-001	2.804	James A & Norma Jean Knepp
21.	14-09-21-300-017.000-001	1.75	Martin James & Marlin R Knepp
22.	14-09-21-300-019.000-001	3	David H & Marilyn Graber
23.	14-09-29-100-004.000-016	32.97	David Keith & Cathleen Marie Lynch
24.	14-09-29-100-005.000-016	2	Brian William & Justina Baker
25.	14-09-29-100-006.000-016	3	Ronald W Morgan
26.	14-09-28-600-001.000-001	84	Gerald & Cheryl Yoder
27.	14-09-28-200-002.002-001	1.02	Paul Steven & Martha Ann Graber
28.	14-09-28-200-002.000-001	1	Loren H. & Mary Jane Graber [LE]
29.	14-09-28-200-002.001-001	2	Paul Steven & Martha Ann Graber
30.	14-09-28-200-003.000.001	3	Paul Steven & Martha Ann Graber
31.	14-09-28-200-004.000-001	6	David H & Marilyn Graber
32.	14-09-28-200-004.001-001	2	Kevin Dewayne & Rachel Graber
33.	14-09-28-200-005.000-001	6	Ervin & Margaret Knepp

34.	14-09-28-600-009.001-001	61	Bateman Holding LLC
35.	14-09-28-100-011.000-001	1.66	Timothy K Moody
36.	14-09-28-300-017.000-001	10	Boyd and Sons Farm
37.	14-09-28-300-022.000-001	6.5	David & Lillie Mae Yoder
38.	14-09-29-400-014.001-016	20	Buscorp, Inc
39.	14-09-29-400-031.000-016	1	Randy A Armes
40.	14-09-29-400-025.000-016	1.5	Fred L & Jeannine B Resler
41.	14-09-29-400-026.000-016	2	Lonnie G & Donna L Cox
42.	14-09-28-600-009.000-001	58.12	RJG Properties, LLC
43.	14-09-28-700-016.000-001	48	Rev Warren E Loughmiller & Joyce F. Loughmiller
44.	14-09-28-304-001.002-001	0	Kenneth Jr and Patricia A Swartzentruber
45.	14-09-28-304-001.005-001	1.151	Steve W & Rebecca A Huebner
46.	14-09-28-304-001.004-001	1.151	Cheryl Stoll
47.	14-09-28-304-001.001-001	1	Shawn L & Audrey M Stoll
48.	14-09-28-304-002.000-001	1	Jared Mann
49.	14-09-28-304-003.000-001	1	Carolyn D Stoll
50.	14-09-28-304-004.000-001	1	Raymond & Cynthia R Lengacher
51.	14-09-28-403-001.000-001	2	Phillip D & Marilyn J Knepp
52.	14-09-28-304-001.013-001	1.604	Kevin D & Amanda Swartzentruber
53.	14-09-28-304-001.003-001	2.365	James P & Amy Louise Wiens
54.	14-09-28-304-001.011-001	1.903	Beau Steven & Allison D Gish
55.	14-09-28-304-001.007-001	0.95	Trenton & Jennifer McWilliams
56.	14-09-28-304-001.009-001	0.95	Stephen P & Stephanie L Troutman

57.	14-09-28-304-001.010-001	0.954	Larry L & Sheila J Maryfield
58.	14-09-28-304-001.015-001	0.955	Matthew & Tiffany Gingerich
59.	14-09-28-304-001.016-001	0.957	Alan & Jessica Stoll
60.	14-09-28-304-001.018-001	1.028	Phillip D & Marilyn Knepp
61.	14-09-28-304-001.012-001	0.95	Charles A & Patti S Sanders
62.	14-09-28-304-001.017-001	0.95	Kathy Marie Hewitt; Connie Lou Boyer; Patti Sanders
63.	14-09-28-304-001.014-001	0.95	Bradley S & Lana K Howell
64.	14-09-28-403-001.019-001	1.018	Hazel M Wilson
65.	14-09-28-304-005.000-001	1.208	Kevin Dale & Amanda M Swartzentruber
66.	14-09-28-304-006.000-001	1.178	Swartzentruber Family Farms LLC
67.	14-09-28-304-007.000-001	1.164	Donald J & Shirley Swartzentruber
68.	14-09-28-304-008.000-001	1.158	Jeffrey V. & Jill D Jones
69.	14-09-28-304-009.000-001	1.645	Delmer L & B Jean Graber
70.	14-09-28-304-001.006-001	1.812	Cheryl Maust
71.	14-09-28-403-007.000-001	0.6974	Kevin D & Susan M Knepp
72.	14-09-28-403-008.000-001	0.6376	Kevin D & Susan M Knepp
73.	14-09-28-304-012.000-001	1.363	Jason L & Joanna Knepp
74.	14-09-28-304-006.001-001	1.579	Cody L Schaefer
75.	14-09-28-304-013.000-001	1.51	Ivan & Linda M Stoll [RT]
76.	14-09-28-304-014.000-001	1.171	Abraham Jr & Shirley Stoll
77.	14-09-28-304-015.000-001	1.177	Dennis J & Melody S Brunson
78.	14-09-28-304-011.000-001	1	Gary D & Teresa D Graber
79.	14-09-28-304-016.000-001	1.129	Kevin D & Amanda M Swartzentruber

80.	14-09-28-403-012.000-001	1.156	Mary M Knepp [IT]
81.	14-09-28-403-019.000-001	0.812	Amos M & Lily Mae Wittmer [2005 RT]
82.	14-09-28-403-018.000-001	0.6834	Kevin D & Amanda M Swartzentruber
83.	14-09-28-403-003.001-001	0.812	J & L Construction
84.	14-09-32-100-008.000-016	50	Steven J & Karen L Boyd
85.	14-09-33-200-001.000-001	3.079	Wagler Resources, Inc.
86.	14-09-33-200-002.000-001	143.55	Geneva Armes [RT]
87.	14-09-33-200-003.000-001	2.365	Brian E & Ramona K Lechner
88.	14-09-33-200-004.000-001	8.889	Bethany Christian Church Trustees
89.	14-09-33-200-004.001-001	1.111	Adam J & Alyssa M Wagler
90.	14-09-33-200-013.000-001	1	Alan M Hill
91.	14-09-33-300-016.000-001	50	Steven J & Karen L Boyd
92.	14-09-33-300-015.000-001	28	Mattingly Farms LLC
93.	14-09-32-400-013.000-016	10	Wagler Group LLC
94.	14-09-32-400-012.000-016	67	Mattingly Farms LLC
95.	14-09-33-300-022.000-001	40	Mattingly Farms LLC
96.	14-09-33-300-023.001-001	32.907	Steven J & Karen Boyd and Gregory Boyd
97.	14-09-33-300-020.000-001	2	Rebecca S & Olsen Guthrie; John Scott
98.	14-09-33-300-024.000-001	1	Alvis E & Karen R Graber
99.	14-09-33-300-025.000-001	1.5	Graber Lake Farms Inc.
100.	14-09-33-300-023.000-001	4.593	Graber Lake Farms Inc.
101.	14-09-32-400-022.000-016	3	Jeffrey W & Kathy Jo Finn
102a.	14-14-05-100-004.000-016	39.75	Boyd Leasing LLC

102b. 14-14-06-700-015.000-016	71.98	Wayne R & Esther Wagler
103. 14-14-06-400-016.000-016	12.34	Wayne R & Esther Wagler
104. 14-14-06-400-017.000-016	2.86	Joseph P & Karen Spohn
105. 14-14-06-700-018.000-016	12.82	Amon & Wayne Wagler
106. 14-14-06-400-024.000-016	20	Kendall & Sons, Inc.
107. 14-14-06-400-023.002-016	28.7	Amon & Martha Wagler
108. 14-14-06-400-023.001-016	4	Thelma S & Kennedy Lamb; Tamala S & Darrell L Jr. Lamb
109. 14-14-06-400-023.000-016	3.3	James Lee, Carolyn & Gilbert, Tabatha Lamb
110. 14-14-06-400-022.000-016	11.856	Steven and Kimberlee Fowler
111. 14-14-06-700-021.000-016	13.172	Phillip W & Brenda J Smith
112. 14-14-06-300-028.000-016	1.998	James C & Sally S Wade
113. 14-14-06-300-020.000-016	13.88	John G Wade
114. 14-14-06-300-019.000-016	40.812	John R Prewett [RT]
115. 14-14-06-300-029.000-016	1.47	Paul F & Roberta L Carie
116. 14-14-06-300-031.000-016	1.313	Jason D & Sarah J Fry
117. 14-14-06-300-019.002-016	0.309	State of Indiana
118. 14-14-06-300-025.001-016	0.25	State of Indiana
119. 14-14-06-300-026.000-016	5.96	Jeffrey Todd & Melea Ann Lunsford
120. 14-14-06-300-027.000-016	5.4095	Mark J & Yumi O'Connor
121. 14-14-06-300-030.000-016	2.35	David W & Rita A Prewett
122. 14-14-06-300-030.001-016	0.646	Morgan W & Shirley K Prewett
123. 14-14-06-300-032.000-016	0.75	Joseph W & Beth Marie Kirsch
124. 14-13-12-100-004.000-016	38.743	State of Indiana
125. 14-13-12-100-009.000-016	16.13	Robert L & Barbara J Barron
126. 14-13-12-100-011.000-016	1.032	Carol J or Jon K Ashby

127. 14-13-12-800-008.000-016	18.027	Nile & Charlene Kay McCord
128. 14-13-12-100-010.000-016	1.02	Lacie McCord
129. 14-13-12-900-005.000-016	37.38	Louis Nile & Charlene Kay McCord
130. 14-13-12-100-003.000-016	28.6	Cerveney Family Irrevocable Trust [LE]
131. 14-14-07-200-001.000-016	44.8	Cerveney Family Irrevocable Trust [LE]
132. 14-14-07-200-012.000-016	30.38	Daivid L McCord
133. 14-14-07-200-017.006-016	6.93	Timothy P & Ann M Hawk
134. 14-14-07-200-017.005-016	3.09	Eric T & Angela D Bass
135. 14-14-07-200-017.001-016	3.5	Michael Gress
136. 14-14-07-200-017.000-016	1.71	Marsha L Myers; Marty L Padgett; Sherry L Willis
137. 14-14-07-200-017.007-016	1.639	Tylee M Jenne; Melissa Barnes
138. 14-14-07-200-017.004-016	3.35	Joshua D & Kristalyn D Byler
139. 14-14-17-200-018.000-016	4.88	Phillip W & Teresa Marner
140. 14-14-07-200-009.001-016	2.64	Lee R Patricia L Kelsey
141. 14-14-07-200-009.000-016	5.32	Veale Creek Baptist Chruch
142. 14-14-07-200-003.000-016	3.75	Nancy Nickell
143. 14-14-07-200-011.000-016	1	Alan W Hudson
144. 14-14-07-200-002.000-016	5.494	Cecil Welborn

WEST SIDE

	<u>Parcel Number</u>	<u>Acreage</u>	<u>Owner of Record</u>
1.	14-10-19-100-004.000-016	20.15	Kendall Clarence
2.	14-10-19-100-005.000-016	40	Rose E & Honaker; Nicolas E Honaker [LE]

3.	14-10-20-200-001.000-016	6.5	Laura Lashley; Thombury Margaret Lashley (1/4 Int)
4.	14-10-19-100-006.000-016	80	Gotwald Family [RT]- Adn. James H Norton
5.	14-10-20-200-014.000-016	8.5	Gotwald Family [RT] Adn. James H Norton
6.	14-10-19-400-008.000-016	80	Thomas C Gross [RT] (1/4 int)
7.	14-10-20-300-026.000-016	6	Thomas C Gross [RT] (1/4 int)
8.	14-10-20-300-037.000-016	0.85	William K & Kathleen McLin
9.	14-10-20-300-038.000-016	0.33	Gloria G Gross
10.	14-10-20-300-039.000-016	12.89	William K & Kathleen McLin
11.	14-10-19-400-010.000-016	30	Thomas J etal ATIC Underwood
12.	14-10-19-400-011.000-016	50	Amy L Jordan
13.	14-10-30-100-002.000-016	10	Bonnie L Batchelor
14.	14-10-30-100-003.000-016	30.18	Thomas J & Jennifer L Underwood
15.	14-10-30-100-004.000-016	4.03	Richard P & Wanda L Bowman
16.	14-10-30-100-005.000-016	5.97	Thomas J & Jennifer Underwood
17.	14-10-30-500-006.000-016	10	Bonnie L Batchelor
18.	14-10-30-500-007.000-016	11.1	Bonnie L Batchelor
19.	14-10-30-500-008.000-016	11.1	Earl H & Bonnie Batchelor
20.	14-10-30-500-009.000-016	11.1	H Wayne & Mary P Batchelor
21.	14-10-30-900-011.000-016	145.4	Mattingly Farms LLC
22.	14-10-30-100-012.000-016	40	Joyce A Lee
23.	14-10-30-401-001.000-016	10.58	Steven J McCracken
24.	14-10-30-401-007.000-016	9.02	Darin D Underwood
25.	14-10-30-401-002.000-016	2.358	Steven J McCracken
26.	14-10-30-401-003.000-016	2.92	Chris & Mary Rose Crow

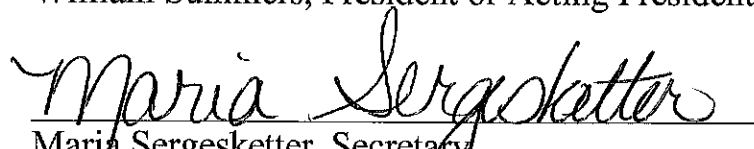
27. 14-10-30-401-004.000-016	1.85	Betrha L Cabrera
28. 14-10-30-401-005.000-016	1.466	Floyd Dinkens
29. 14-10-30-401-006.000-016	1.409	Nathan P & Leslie J Morgan
30. 14-10-30-401-008.000-016	5.15	Jack W & Carol A Leonard
31. 14-10-30-401-009.000-016	1.36	Lori L Mundy
32. 14-10-30-401-011.000-016	3.28	Lori L Mundy
33. 14-10-30-401-010.000-016	0.69	Lisa Anjanette Hawes
34. 14-10-30-400-016.000-016	1.12	Jerry D & Remmel, Jeremy J Remmel
35. 14-10-30-700-015.002-016	29	Robert L Kavanaugh [TT]
36. 14-10-30-700-015.000-016	3.68	Jeffrey L Kavanaugh
37. 14-10-30-700-015.004-016	40	Jeffrey L Kavanaugh
38. 14-10-30-700-015.005-016	20	Jeffrey L Kavanaugh
39. 14-10-30-400-017.001-016	7	Daniel E & Mary E James
40. 14-10-30-700-015.001-016	10.08	Jeffrey Allen Mayhorn II
41. 14-10-31-500-001.002-016	79.238	Robert L Kavanaugh [TT]
42. 14-10-31-500-001.000-016	67.4	Jeffrey L Kavanaugh
43. 14-11-36-900-002.000-016	98.48	Alice & Ulrich Hofmann Properties LLC ETAL und 1/2
44. 14-10-31-600-007.000-016	40.53	City of Washington
45. 14-10-31-301-006.000-016	0.9	Kathy and Randy Decker
46. 14-10-31-402-014.001-016	3.89	James D & Stacey D Burgess
47. 14-10-31-301-007.001-016 LLC	10.2	Wayne Mae Property Group
48*.14-10-31-700-012.000-016 LLC	16.094	Wayne Mae Property Group
49*.14-10-31-700-016.000-016	52.29	Roger L & Ruth A Akester AJT W/ LE C Ralph

50. 14-10-31-300-014.000-016 Properties LLC	15.08	Alice & Ulrich Hofmann ETAL und 1/2
51. 14-13-06-200-002.000-016	21.35	Roger L & Ruth A Akester AJT W/ LE C Ralph
52. 14-13-06-200-001.000-016	36.24	Alice & Ulrich Hofmann Properties LLC ETAL und 1/2

Several landowners were present for the meeting. They include Lonnie Cox, Beverly Akester, Chris Crow, Mary Crow, Lori Mundy, Shirley Wise, Harold Ashby, Jeannine Resler, Bill Walton, Fred Resler, Cody Schaefer, Sarah Ashby, Jon Ashby, Derek Ashby, Kenneth Swartzentruber, Jack Leonard, Carol Leonard, Joseph Kirsch, Linda Stoll, Becky Guthrie, and Sarah Underhill. Building Commissioner Jon Casper presented a power point presentation that explained zoning, how we got to this point and the steps that will take place following this meeting if the resolution is approved. Several questions were asked from the landowners. Building Commissioner Jon Casper, Plan Commission President Bill Summers, and City Attorney Tim Dant answered any and all questions. Without any other questions President Bill Summers requested that the secretary, Maria Sergesketter, take a roll call vote. With David Dahl, David Gray, Ed Barnett, Mark Arnold, and Doug Stradtner being absent, Motion passed 6-0.

With no other business, the meeting adjourned at 7:45 p.m.


 William Summers, President or Acting President


 Maria Sergesketter, Secretary

RESOLUTION NO. 01- 2021

RESOLUTION FOR ZONING IN 2-MILE BOUNDARY

WHEREAS, recent annexations to the City of Washington have necessitated redrawing the boundaries of the extraterritorial jurisdiction which is within the purview of the zoning code and the subdivision control ordinance of the City of Washington; and

WHEREAS, recent annexations to the City of Washington have resulted in an expansion of the city's extraterritorial jurisdiction for zoning and planning purposes; and

WHEREAS, the most recent ordinance establishing the 2-mile zoning boundary for the City of Washington was Ordinance Number 23-2013, passed October 15, 2013, which included recently annexed properties; and

WHEREAS, one of the results of the expanded extraterritorial jurisdiction is that many parcels now within the city's zoning jurisdiction have never been zoned; and

WHEREAS, the Washington City Plan Commission deems it essential for the city's zoning and planning function that each parcel in the city's 2-mile zoning boundary be properly zoned in accordance with the Master Plan for the City of Washington; and

WHEREAS, the office of the Washington Building Commissioner has undertaken to identify all 198 parcels of real estate within the two-mile zoning boundary for the City of Washington which have never been zoned; and

WHEREAS, the parcels northeast, east, and southeast of the city (hereinafter the "East" parcels) have been assigned parcel number 1-144 by the Building Commissioner's office; and

WHEREAS, the Building Commissioner's office has recommended zoning parcels 1-43 in the East parcels as Agricultural; and

WHEREAS, the Building Commissioner's office has recommended zoning parcels 44-82 in the East parcels as S-1, Suburban Residential; and

WHEREAS, the Building Commissioner's office has recommended parcel 83 as C-1, Local Business District; and

WHEREAS, the Building Commissioner's office has recommended zoning parcels 84-144 in the East parcels as Agricultural; and

WHEREAS, the parcels northwest, west and southwest of City (hereinafter the "West" parcels) have been assigned parcel numbers 1-52 by the Building Commissioner's office; and

WHEREAS, the Building Commissioner's office has recommended zoning parcels 1-44 in the West parcels as Agricultural; and

WHEREAS, the Building Commissioner's office has recommended zoning parcels 45 and 46 in the West parcels as C-4, Roadside Business District; and

WHEREAS, the Building Commissioner's office has recommended zoning parcels 47-52 in the West parcels as Agricultural.

NOW, THEREFORE, the Washington Plan Commission has determined that the recommendations of the Building Commissioner's office with regard to zoning designations of the previously unzoned parcels are appropriate and should be adopted.

It is the recommendation of the Washington Plan Commission that the Common Council of the City of Washington should assign the zoning designation of Agricultural to parcels 1-43 and parcels 84-144 of the East parcels and should assign the zoning designation of S-1, Suburban Residential, to parcels 44-82 in the East parcels and to assign the zoning designation of C-1, Local Business District to parcel 83 of the East parcels.

Further, it is recommended that the Common Council should assign the zoning designation of Agricultural to parcels 1-44 of the West parcels and should assign the zoning designation of C-4, Roadside Business District to parcels 45 and 46 in the West parcels and should assign the zoning designation of Agricultural to parcels 47-52 in the West parcels.

A listing of each parcel owner, parcel number and size of the parcel for all East parcels is contained in "Attachment A." A listing of all parcel owners, parcel number and size of the parcel for all West parcels is contained in "Attachment B."

APPROVED AND REFERRED to the Common Council after a public hearing held on 15 day of June 2021, 2021.



President, Washington Plan Commission