

**Minutes of Meeting
Plan Commission
September 8, 2021**

The Plan Commission of the City of Washington met September 8, 2021, at 6:30 p.m. in the City Council Chambers. The following members were present: David Dahl, David Grannan, David Gray, Mark Arnold, Doug Stradtner, Geoff Stoner, and William Summers. Member absent were Tom Stephens, Ed Barnett, Dan Gress, Tom Graham Jr. and City Attorney Tim Dant. Also, present were Building Commissioner Jon Casper and Secretary Maria Sergesketter.

Plan Commission President William Summers called the meeting to order.

- The minutes of the meetings held on May 12, 2021, June 9, 2021, and June 15, 2021, were approved. A motion made by David Dahl, seconded by David Gray. A voice vote was taken with all members present voted in favor. Motion carried.

In other business.

Building Commissioner Jon Casper discussed the proposed changes to our Building Ordinance. The definition of Agricultural building would be as follows:

Definition Section of 155.006 Yellow Designates Changes to Original

AGRICULTURAL BUILDING. A structure utilized for the conduct of agricultural related business operations, which shall include Equine related agricultural activity, but not including a dwelling or private garage.

AGRICULTURE. The use of land for agricultural purposes with the intent of selling any products produced by the activities. Agricultural uses include farming, dairying, boarding, pasturage, agriculture, horticulture, aquaculture, floriculture, viticulture, animal and poultry husbandry, and the necessary accessory uses for packing, treating or storing the products; provided however, that:

- (a) The operation of any accessory uses shall be secondary to that of the normal agricultural activities.
- (b) The above uses shall not include the feeding or sheltering of animals or poultry in penned enclosures within 500 feet of any residential district, unless the area is 1 acre or larger.
- (c) The agricultural use does not include the operation or maintenance of a commercial stockyard or feedlot (confined feeding operation).

Board Member Geoff Stoner suggested that we add the word livestock or Equine before the word boarding. This would eliminate people thinking they could have

puppy mills and other types of boarding issues. Board Member David Dahl suggested we add a definition of livestock or modify the current definition. He also questioned as to why equine wasn't considered to be an agricultural use. Don Spillman stated that there were several definitions that varied quite a bit from each other, and he thought that it should be specified in our code book.

Other Changes to be made include:

Section 155.043 Changes Yellow Designates Changes to Original

(A) No accessory building shall be erected in any front or corner side yard setback for main structures, and no separate accessory building shall be erected within 10 feet of any other building. No single accessory building shall be located closer than 3 feet to a lot line. Accessory buildings in a residential district shall be a maximum of 1200 Square Feet, 10 feet exterior side walls. 18 feet at the peak

(B) Migrant housing is permitted as an accessory use to agricultural operations provided that the housing: is not occupied more than 6 months in every year; conforms to all requirements; and is located at least 200 feet from a residential lot or district boundary line.

(C) Outdoor private swimming pools of depth 18 inches or greater shall be permitted as accessory structures and must be surrounded by a wall or fence at least 5 feet high with lockable latches on gates, or a rigid cover when not in use in lieu of fence with a locking latch.

Agricultural Accessory Building

Accessory structures that have been deemed Agricultural related, based on the definitions of Section 155.006 by the Building Commissioner shall be restrictive to the respective A-1 zoning within the jurisdiction of the City of Washington Zoning Code. An exemption shall be given if the provided criteria are met:

1. 5 Acres in singular or contiguous parcels
2. 3000 Square Feet
3. 18' Sidewall
4. 30' Peak
5. Minimum of 100' from any property line with all other respective A-1 setbacks met
6. Primary Structure not necessary for Agricultural Related Accessory structure

Table 2 Development Standards Summary

AG Zoning

- Reduce the Lot Dimension for Road Frontage in box #2 from 150' to 75'. All other setbacks will still apply.

David Dahl made a motion to pass proposed Ordinance changes on to City Council with the following changes. Geoff Stoner seconded. All were in favor.


1. Add a descriptive word before the word boarding
2. Update the definition of livestock

Without any other questions President Bill Summers requested that the secretary, Maria Sergesketter, take a roll call vote. With Tom Stephens, Ed Barnett, Dan Gress, Tom Graham Jr. being absent, Motion passed 7-0.

With no other business, the meeting adjourned at 7:40 p.m.



William Summers, President or Acting President


Maria Sergesketter, Secretary