

**SPECIAL MEETING
Minutes of Meeting
Plan Commission
October 27, 2021**

The Plan Commission of the City of Washington met October 27, 2021, at 7:30 p.m. in the City Council Chambers. The following members were present: David Dahl, David Grannan, David Gray, Ed Barnett, Dan Gress, Mark Arnold, Geoff Stoner, Tom Graham Jr., William Summers, and City Attorney Tim Dant. Member absent were Tom Stephens 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.

Case RZ-2-21: Net Worth Builders LLC is requesting a Rezone. The rezone requested is R-3, Residential Multi Family. This property is located at 499 S 100 E. Parcel number is 14-10-35-100-006.000-016, It is currently zoned S-1, Suburban Residential. Dennis Helms, Landmark Surveying Co Inc, represented Networth Builders. He explained that the plan that was submitted was the densest site plan for the 9.5 acres. He stated that this property may be comprised of townhomes, duplexes, or even single-family residences. It will be based on what the housing needs are for the City of Washington. It will not be mobile homes. Bryant Niehoff submitted a letter on behalf of the Daviess County Economic Development Corporation. President Bill Summers requested this letter be added to the minutes.

Date: October 27th, 2021
To: City of Washington Advisory Plan Commission
From: Bryant Niehoff, AICP
Executive Director
Daviess County Economic Development Corporation
RE: Housing Needs in Washington & Daviess County

As the economic development organization for Daviess County, DCEDC's mission is to *improve the standard of living in Daviess County by expanding and diversifying the economic base, promoting quality employment opportunities, and enhancing the overall quality of place.*

To achieve this mission, attracting and retaining a talented workforce is critical for our community, and **the availability of a wide variety of housing products across various price points is essential in this endeavor.**

Every year, Area Development Magazine surveys site selection consultants on the most important factors in corporate expansion and location decisions. The availability of skilled labor is the single most important consideration. In recent site visits, the very first questions after reviewing the site have been "where are my employees going to live?"

Daviess County is one of 11 counties in the Indiana Uplands, a regional entity led by the Regional Opportunity Initiatives, Inc. (ROI). In 2019, ROI commissioned the Indiana Uplands Housing Study, which indicates that **Daviess County has a need for over 1,120 new housing units by 2030.** Approximately 50% of the housing product needed is in the moderate- to high-market price point (avg. \$200,000 purchase price for owner-occupied and over \$700/month for rental units).

To be successful in our economic and community development efforts, **it is incumbent upon us to attract and promote high quality residential development** consistent with the findings in our region's housing study. If we are able to partner with builders and developers to increase and diversify our housing stock,

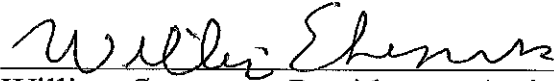
we will be better positioned to attract and retain talent and investment in Washington and Daviess County. The opportunity in front of you today is one of such examples, and I would strongly encourage your consideration.

Respectfully,
Bryant Niehoff, AICP
Executive Director
Daviess County Economic Development Corporation

Mr. Helms stated that the homes would be market rate housing. Not rentals. The price point would be \$200,000 to \$250,000 per home. Board Member Ed Barnett verified that the town homes would not be rentals but would be subdivided and sold. He explained that the project would be done in 3 phases. First phase would be the north side of the property with approximately 25 homes. Second phase would be on the southside of the property with approximately 25 homes. Third phase would be on the westside of the property with remainder of homes. Board Members asked if phase 1 and 2 would be connected if phase 3 would not get completed. Builder Ross Wade stated if the Board would like it to be connected, it would connect with the phase 3 road regardless of any homes being built on phase 3. Board Member Ed Barnett stated that it should be noted in the minutes. Phase 1 and 2 will be connected regardless of phase 3 so this development will have 2 ingress/egress driveways. Board Member David Dahl asked about how the streets would be constructed. Mr. Helms stated that they would be built by City of Washington standards. He stated that the roads would be 60' wide and there will be sidewalks on at least 1 side of all roads being constructed. Board members spoke about utilities in the area. BZA Chairman Don Spillman asked if any of the setback issues would be brought before the BZA. President Bill Summers stated that it should all be addressed within the plat at the Plan Commission. Board member Tom Graham jr. wanted to verify that this meeting is just about the zoning of the property and that a formal plat would have to be presented to the Plan Commission prior to any building would start. Mr. Helms confirmed as did Building Commissioner Jon Casper. Mr. Graham also asked if the townhome owners would buy a parcel of ground with their home or would it be like a condominium. Builder Ross Wade stated that they would own their own parcel of ground but could set up an HOA if the Board wants them to do so. Several Board Members stated that they felt that would be needed as to clear up any confusion from homeowners as what is expected when it comes to repairs on the homes. Ellen Sherar, remonstrator, was present to voice her concerns about property values & stormwater runoff. She was very concerned about TSF of the townhouses. Alex Frederick stated that the townhomes would be 1305 to 1505 TSF and that J & L Homes generally are 1800 TSF. Ross Wade spoke to her about understanding her concerns but tried to assure her that the homes being built would be high quality. Mr. Helms also stated that there was at least a 50ft buffer between J & L Deerfield Subdivision and the North side of Networth Builders project. Mr. Helms also reassured her that the retention pond would be adequate for their project. Mr. Wade also informed the Board that he has been talking with a company based out of Evansville that is interested in building the townhomes. This company is a reputable company with many years building high quality townhomes. Todd Theine voiced his concerns and thoughts. Without any other questions President Bill Summers requested that the secretary, Maria Sergesketter, take a roll call vote. With Tom Stephens and Doug Stradtner being absent, Motion passed 9-0. This will be presented to City Council on November 22, 2021.

In other business. Building Commissioner Jon Casper informed the Plan Commission that as of now we will not have a meeting in November.

With no other business, the meeting adjourned at 8:30 p.m.



William Summers, President or Acting President



Maria Sergesketter, Secretary

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From: Bryant Niehoff, AICP
Executive Director
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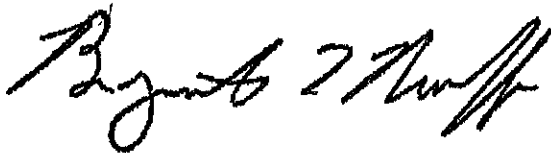
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Figure 38: Southeast Washington Future Land Use

