

**Minutes of Meeting
Plan Commission
November 14, 2018**

The Plan Commission of the City of Washington met on the 14th day of November 2018, at 6:30 p.m. in the City Council Chambers. The following members were present: Blake Chambers, Jan Schular-Hicks, Geoff Stoner, Doug Stradtner, David Gray and William Summers. Members absent were: Dan Gress, Tom Stephens, Ed Barnett and Tom Graham. Also Present at this meeting was Attorney Tim Dant, Building Commissioner Don Williams, Code Enforcer Brandt Powden and Plan Commission Secretary Maria Sergesketter.

Plan Commission President Bill Summers called the meeting to order.

The CDR minutes of the meeting held on the 10th of October 2018, were put before the board. Blake Chambers made a motion to approve the minutes. Motion was seconded by Geoff Stoner. The minutes were approved by a unanimous voice vote. The PRG minutes of the meeting held on the 10th of October 2018, were put before the board. Blake Chambers made a motion to approve the minutes. Motion was seconded by Geoff Stoner. The minutes were approved by a unanimous voice vote.

The Plan Commission reviewed Ordinance 28-2018 amending §155.068 Site Plan Review, §155.071 Permits and Fees and Table 3, Official Schedule of Permit Fees. Attorney John Molitor spoke to the board about the ordinance. He said this will allow the city to get reimbursed for big fees associated with site plan reviews. With No questions from the public, Jan Schular Hicks made a motion to approve and send to City Council. David Gray seconded motion. Bill Summers requested a roll call vote be taken. All members present voted in favor of approval and to forward on to City Council. Motion passed 6-0 with Ed Barnett, Dan Gress, Tom Stephens, and Tom Graham Jr. being absent.

The Plan Commission reviewed Ordinance 29-2018 amending Subdivision Control Regulations of the City of Washington §154.003 Policy and §154.027 Preliminary Consideration. Attorney John Molitor spoke to the board about the ordinance. He spoke about this being a public safety issue. He said that several communities usually use bigger numbers to dictate this rule. He said it was at the discretion of this Board to pick a number out for this ordinance. After much discussion among board members the following amendments were made to this Ordinance.

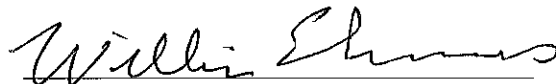
1. Change the number of houses from 12 to 25.
2. Also add language to Ordinance to allow for a waiver clause.

Doug Stradtner made a motion to approve the suggested amendments to the Ordinance. Jan Schular Hicks seconded motion. Bill Summers requested a roll call vote be taken. All members present voted in favor. Motion passed 6-0 with Ed Barnett, Dan Gress, Tom Stephens, and Tom Graham Jr. being absent. David Gray made a motion to approve and forward to City Council. Geoff Stoner seconded motion. With No questions from the public, Bill Summers requested a second roll call vote be taken. All members present voted in favor of forwarding Ordinance on to City Council. Motion passed 6-0 with Ed Barnett, Dan Gress, Tom Stephens, and Tom Graham Jr. being absent.

Case # W-21-18: J.C. Shelton is requesting a waiver to add 6 boarding kennels with exercise runs to existing clinic. The kennel will be 6 foot by 24 foot equaling 144 total square feet. The address for which he is requesting this waiver is 1205 State Road 257. Parcel number 14-13-01-202-006.000-016. It is currently zoned C-4, Roadside Business District. Mr. Shelton spoke to the board about his plans. The kennel would be built like the rest of his existing building. Carol Kane, adjoining land owner, was not opposed to the kennel, but just had a few questions. With all questions being answered, President Bill Summers requested a roll call vote be taken. All members present voted in favor to approve case W-21-18. Motion passed 6-0 with Ed Barnett, Dan Gress, Tom Stephens, and Tom Graham Jr. being absent.

Case # W-22-18 Randy Ruston is requesting a waiver to build a 36 foot by 48-foot Accessory Building that will come to a total of 1,728 square feet. This building will have 11-foot sidewalls and an 18-foot peak. The address for which he is requesting this waiver is 2281 S 125 E., which is located inside of the Overlay Zone. The lot size is 4.11 acres. It is currently zoned Ag. The parcel number is 14-13-12-200-007.000-016. Mr. Ruston spoke to the board about his pole barn style building. The board asked several questions. After Mr. Ruston answered all question, President Bill Summers requested a roll call vote be taken. All members present voted in favor to approve case W-22-18. Motion passed 6-0 with Ed Barnett, Dan Gress, Tom Stephens, and Tom Graham Jr. being absent.

With no other business the meeting adjourned.


William E Summers, President


Maria Sergesketter, Secretary