

**Minutes of Meeting**  
**Plan Commission**  
**July 8, 2020**

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The Plan Commission of the City of Washington met July 8, 2020, at 6:30 p.m. in the City Council Chambers. The following members were present: Tom Stephens, David Dahl, David Grannan, David Gray, Dan Gress, Mark Arnold, Doug Stradner, Geoff Stoner, William Summers, and City Attorney Tim Dant. Members absent were Ed Barnett and Tom Graham Jr. 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.

- The minutes of the meeting held June 24, 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 # FP-1-20:** Martin & Bayley, Inc. is requesting a Final plat. Location on the southwest side of the intersection of U.S. Highway 50 with Gateway Drive addressed as 1 Gateway Drive adding .218 adjoining acres to 1 Gateway Drive. This property is located at 1 Gateway Drive. Parcel number is 14-10-36-500-004.007-017. It is currently zoned C-4, Commercial Roadside Business. Dennis Helms of Landmark Survey was present to answer questions. Dennis Helms gave a brief history of the project from its start to its current position. He stated that the reason for the additional land purchase was intended to allow trucks to make their turns with ease. They eliminated the drive thru to gain additional space but still needed additional land to accomplish their goal. The only modification to the plan was to increase the truck entrance from 40 feet wide to 50 feet wide. This process will also make the description for Lot 1 on Gateway Drive clean instead of having the original plat plus metes and bounds & easements attached to it. It will be a clear definition of their property. With no further questions, President Bill Summers requested that the secretary, Maria Sergesketter, take a roll call vote. With Ed Barnett and Tom Graham Jr. being absent, all present members voted, with Dan Gress abstaining. Motion was approved 8-0-1

**Case # W-17-20:** Martin & Bayley, Inc. is requesting a sign waiver. They would like to exceed the 150 TSF maximum sign requirement. This property is located at 1 Gateway Drive. Parcel number is 14-10-36-500-004.007-017. It is currently zoned C-4, Commercial Roadside Business. Dennis Helms of Landmark Survey

was present to answer questions. He stated that renderings of the signs have been presented to the Plan Commission. With no further questions, President Bill Summers requested that the secretary, Maria Sergesketter, take a roll call vote. With Ed Barnett and Tom Graham Jr. being absent, all present members voted, with Dan Gress abstaining. Motion was approved 8-0-1


**Case # RZ-1-20:** Victory Tabernacle is requesting 2 Rezones. The rezone requested is R-2, Residential 2 family to R-3, Multi-family, and A-1, General Agricultural to R-3 Multi-family. These properties are located at the Corner of Oak Grove Road & 21<sup>st</sup> Street. Parcel numbers are 14-10-28-302-013.000-017 and 14-10-28-302-002.001-016. It is currently zoned R2, Residential 2 family and A-1, General Agricultural. Pete Aldridge was present to answer questions. Several Remonstrators were present as well. Those included were Jessica Scott, Judy Sellers, Sharon Berry, David Neubert, David & Carrie Alford, Bob Underwood, and Mike Baumert. Mr. Aldridge stated that his plans are to build his Church, Women's dormitories for the Light House and several Light House Transition Homes. The small dorm would house 20 women and the large dorm would house 45 – 50 women. He said that he has been in contact with the City of Washington's Wastewater Superintendent to check on sewer issues. He stated that he is going through Graber Post and that they have hired an engineer for this project, but he cannot remember his name off hand. Some of the questions that were what types of people will be in the dorms, what are the rules for women who are staying there, will the road be widened and can you put this out at the County Farm where the Light House Men currently reside. Mr. Aldridge answered all questions. He explained where and how women come to reside at the Light House. He explained that there are several rules put in place that the women must follow. President Bill Summers stated that he checked with the Washington Police Department to see if they have to respond to the women's Light House homes often. The Police Department stated no they do not. Mr. Aldridge added that they invite the police dept in to do random drug searches. As for the roads, Mr. Aldridge would need to work with the City of Washington and County Highway departments for those issues. And finally, Mr. Aldridge stated that there just is not enough property out at the County Farm to build everything that is needed. Mr. Aldridge stated that he will follow all City and State guidelines/ordinances. He would also like to add lighting and maybe even sidewalks. After much discussion President Bill Summers suggested that a group panel made up of the Mayor, Building Commissioner, Councilman, Mr. Aldridge and adjoining neighbors and any other City Official that might be needed. Plan Commission Board Member David Dahl questioned why this was not presented to the Board of Zoning Appeals due to Conditional Uses needed for Group Homes. The thought to rezone was because a


conditional use ceases to exist once the applicant getting the conditional use sells the property or it is not used for more than 365 days. Also, Mr. Aldridge spoke about building multi-family housing which is not allowed in A-1. The rezone would be permanent. With no further questions, President Bill Summers requested that the secretary, Maria Sergesketter, take a roll call vote. With Ed Barnett and Tom Graham Jr. being absent, all present members voted, with Tom Stephens abstaining. Motion was denied 2-6-1

**In other business.**

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

With no other business, the meeting adjourned at 8:10 p.m.

  
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William Summers, President or Acting President

  
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Maria Sergesketter, Secretary