

Minutes of Meeting
Plan Commission
August 12, 2020

The Plan Commission of the City of Washington met August 12, 2020, at 6:30 p.m. in the City Council Chambers. The following members were present: Tom Stephens, David Dahl, David Grannan, David Gray, Ed Barnett, Dan Gress, Mark Arnold, Geoff Stoner, and William Summers. Members absent were Doug Stradner, Tom Graham Jr., and City Attorney Tim Dant. Also, present were Building Commissioner Jon Casper and Code Enforcement Officer Brandt Powden.

Plan Commission President William Summers called the meeting to order.

- The minutes of the meeting held July 8, 2020 were approved. A motion made by Tom Stephens, seconded by David Dahl. A voice vote was taken with all members present voted in favor. Motion carried.

Case # CDR-1-20 Tom & Marsha Boyd are requesting a modification of Concept Plan with Waivers of certain development requirements that will be shown on their submitted plans. The waivers will be presented to the Plan Review Group directly following the Plan Commission Meeting. The address for which they are requesting this approval and waiver is 2510 E 100 N, NE Corner of I69 & 100N. The current lot size is 30.172 acres and it is currently zoned E-Z the parcel numbers are 14-09-19-400-010.000-016, 14-09-19-300-009.001-016, 14-09-19-400-011.000-016. Dennis Helms, Landmark Surveying, was present to explain the proposed project and answer questions. Plan Commission President Bill Summers reminded the Board that the Concept Plan had been approved in 2018 for this project. Dennis Helms also explained the reason for seeking the Boards approval in 2018 and now in 2020. Since they are asking to change more than the quantitative allowance, a 20 x 200 addition, this would be considered a major modification. He also reiterated that in 2018 the entire Plan Commission was placed on the Review Board. Mr. Helms informed the Plan Commission of the following waivers being requested:

1. Waiver of front yard setback from 75' to 30'.
2. Waiver from requirement of building to be commercial use to grandfather it in to be used as an agricultural building as it has been in the past/present.
3. Waiver from the prohibition of pole barn construction with painted metal roof & sides.

And he also reminded the Plan Commission of the waivers that were approved in 2018.

1. Waiver of all landscaping requirements.
2. Waiver to allow the site to remain as is with dirt, stone & grass.
3. Waiver of hard surface requirement for parking so that the existing stone can be used.

Dennis Helms and Building Commissioner Jon Casper explained to the Board members how the parcels are split and how the Boyd's are combining some of the parcels. With no further questions, President Bill Summers requested that the Building Commissioner, Jon Casper, take a roll call vote. With Doug Stradner and Tom Graham Jr. being absent, all present members voted. Motion was approved 10-0-1 with Building Commissioner Jon Casper voting yes and Dan Gress Abstaining.

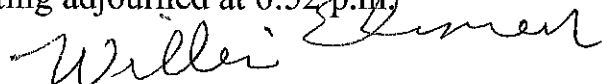
In other business.

Plan Commission President Bill Summers spoke to the Board about properties located in the Daviess Drive area that are zoned I-1. Building Commissioner Jon Casper informed the Board of where this area is located and how many properties it consists of. The Building Commissioner's Office will start working on the rezone for this area.

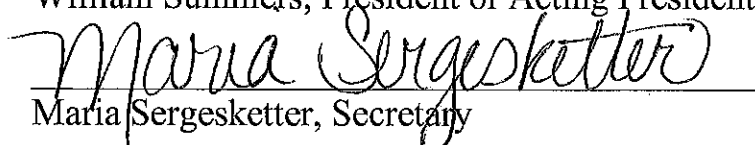
Building Commissioner Jon Casper informed the board members that Victory Tabernacle has submitted plans for their church and parking lot on Oak Grove Road. He said that everything looks good, pending State approval, and some Department Heads have also looked at the plans. Building Commissioner Jon Casper is waiting to speak with Street Commissioner Bryan Sergesketter for his approval of the street/driveway plans. Plan Commission members discussed the proposed site plan and agreed that State approval is necessary for any permits to be granted.

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

With no other business, the meeting adjourned at 6:52 p.m.)



William Summers, President or Acting President



Maria Sergesketter, Secretary