

Minutes of Meeting
Plan Commission
October 13, 2021

The Plan Commission of the City of Washington met October 13, 2021, at 6:30 p.m. in the City Council Chambers. The following members were present: Tom Stephens, David Dahl, David Gray, Ed Barnett, Dan Gress, Geoff Stoner, William Summers, and City Attorney Tim Dant. Members absent were David Grannan, Mark Arnold, Doug Stradtner, and Tom Graham Jr. Also, present were Building Commissioner Jon Casper, Code Enforcement Officer Brandt Powden, Water Superintendent Jim Loyd, Asst Electric Superintendent Jeff Lemon, Municipal Utility Manager Stacie Anderson, Street Commissioner Bryan Sergesketter, Daviess County Highway Superintendent Chris Winkler, Mayor David Rhoads, and Secretary Maria Sergesketter.

Plan Commission President William Summers called the meeting to order.

- The minutes of the meetings held on September 8, 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.

Case RZ-1-21: Yolonda Bostic is requesting a Rezone. The rezone requested is Ag, Agricultural & R-2, Residential Two-Family to R-3, Residential Multi Family. These properties are located at the 804 NW 21st Street & adjoining lands. Parcel numbers are 14-10-28-204-009.000-016, 14-10-28-204-003.000-016 and 14-10-28-204-018.000-017. It is currently zoned A-1, General Agricultural & R-2, Residential Two-Family. Yolonda Bostic and Evan Denis of Cooler Design were present to explain why Ms. Bostic needs a rezone for her project and answer questions. Ms. Bostic stated that after her last meeting she listened to and heard the concerns from adjoining property owners, so she cut the number of units down to 40. Mr. Denis said there was a need for housing in Washington. He said there would be a lot of green space. There will be a no mow zone area as to not displace wildlife. There will also be a tree buffer around the perimeter of the property. This project would be privately funded. Several questions were asked by the Plan Commission Board members. Daviess County Highway Superintendent Chris Winkler stated that the County Road would be 18' minimum and Ms. Bostic's property would accommodate the required ROW. She stated that both entrances would be completed during the 1st phase, but it would also depend on the Daviess County Highway Department's schedule. Ms. Bostic told the Board that she would


need to put a lift station per the Wastewater Superintendent. Water Superintendent Jim Loyd stated that she would need a 6" water line and currently there is a 10" water line on Maxwell that will be used to tie into. Ed Barnett asked if there would be curbs, stormwater drains etc. Mr. Denis stated that per the Civil Engineers conversations yes it would have the aforementioned items. Dan Gress asked if the roads would remain private or does she intend to have the county take them over. Ms. Bostic stated that they would remain private. There were several remonstrators present at the meeting. Kay Morgan, Caroline Kay Farren and Matt Lyford all expressed their concerns ranging from who is going to pay for this project, will other properties in the area be rezoned and I just don't want it built next to my property. Without any other questions President Bill Summers requested that the secretary, Maria Sergesketter, take a roll call vote. With David Grannan, Mark Arnold, Doug Stradtner, and Tom Graham Jr. being absent, Motion passed 6-1 with Ed Barnett voting nay.

In other business.

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



William Summers, President or Acting President



Maria Sergesketter, Secretary