

**Minutes of Meeting**  
**Plan Commission**  
**March 9, 2022**

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The Plan Commission of the City of Washington met March 9, 2022, 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, Nick Bunte, Mark Arnold, Doug Stradtner, Geoff Stoner, Tom Graham Jr., William Summers, and City Attorney Tim Dant. Also, present were Building Commissioner Jon Casper, Code Enforcement Officer Brandt Powden Assistant Daviess County Plan Director Jazmin Murfee, and Secretary Maria Sergesketter.

Plan Commission President William Summers called the meeting to order.

- The minutes of the meeting held on February 9, 2022, was approved. A motion made by David Gray, seconded by David Dahl. A voice vote was taken with all members present voted in favor. Motion carried.

**Case RZ-2-22:** Jason Chapman is requesting a Rezone. The rezone requested is C-4 Commercial Roadside Business. This property is located at 1471 E 150 S. Parcel number is 14-13-01-300-021.005-016. It is currently zoned S-1, Suburban Residential. Jason Chapman was present to explain his request. He informed the Plan Commission that he would like to move his Glass Business on to his property since he is selling his property in town. The shop would be a 40 x 100 TSF in size. The lot size would be approximately 80 x 175. President Bill Summers stated that if rezoned, it would be contiguous with the zoning across the road like the Truss Company and Graber Auctions. Board Member David Gray asked if there would be a lot of foot traffic in the business. Mr. Chapman stated that foot traffic should be minimal, but he will still be repairing auto glass that might create some foot traffic. Remonstrator David Frette had questions about the rezoning process, what the I-69 overlay was and how it affects building standards, and if this would create an issue with him having farm animals. Building Commissioner Jon Casper answered all his concerns. Mr. Frette asked if Mr. Chapman would be willing to sign a Notice of Agricultural Activities form. Mr. Chapman agreed. David Dahl made a motion for Jason Chapman to sign the Agricultural Activity notice and Tom Stephens seconded. Without any other questions President Bill Summers requested that the secretary, Maria Sergesketter, take a roll call vote. Motion passed 11-0.

**Case RZ-1-22:** Net Worth Builders LLC is requesting a Rezone. The rezone requested is R-3, Residential Multi Family. This property is located at 547 S 100 E & adjoining unaddressed lands. Parcel number is 14-10-35-400-016.000-016, 14-10-35-400-019.007-016. It is currently zoned S-1, Suburban Residential.

**Case W-8-22:** Net Worth Builders LLC is requesting waivers. The waivers are 1. Reduction of road width from 28' to 24'. 2. Construct sidewalk at the back of the curb rather than at the right of way line. This property is located at 547 S 100 E & adjoining unaddressed lands. Parcel number is 14-10-35-400-016.000-016, 14-10-35-400-019.007-016. It is currently zoned S-1, Suburban Residential.

Dennis Helms, Landmark Surveying Co., Inc, representing NetWorth Builders was present along with Ross Wade and Jeff Steimel. Several Remonstrators were also present they included Mitch Haag, adjoining property owner, and Mike James, representing J & L Home Center. Mr. Helms reminded the Plan Commission that the Hughes property to the North of the Theine property was recently rezoned to R-3. The plan was to purchase a 100' strip of land from the Theines but they said they would sell it all not just the 100' strip. The north parcel of the Theine property would finish out the single-family subdivision. The South parcel of the Theine property would be used for townhouses. These would be owned by one individual and used as rental units like Cherry Tree Apartments. There would also be a buffer on the south side of the south parcel. The subdivision will be called Buffalo Trace Subdivision and the additional townhomes would be called Eagle Point. Eagle Point would start after Buffalo Trace is completed. David Dahl reminded Mr. Helms that one of the conditions for the Hughes Re-zone was a maximum of only 20 townhomes are to be built. (Four 5-plexes) Mr. Helms stated that these are 2 different projects. David Dahl did not agree that these were 2 separate projects, but merely a way to get additional townhomes built. Mr. Helms said that The City of Washington's Comprehensive Plan states this area should be multi-family housing. He also stated that the original plan was modified to appease the neighbors to the north. President Bill Summers was concerned about the number of variance/waivers/special exceptions this project is needing and it feels like NetWorth Builders is trying to push this project along. There was much discussion about stormwater control, parking areas/space and if the natural buffer would be disturbed for this project. David Dahl also asked if there has been a study on the County Road. Mr. Helms stated no, not currently. Ed Barnett informed the Board that NetWorth would have to tie into Deerfield's Lift Station. Mr. Helms said he was aware of that and has been trying to locate paperwork. Mr. Barnett said he has the paperwork and could give him a copy of it. Doug Stradtner stated that he was concerned about the flood areas. Mr. Helms said he was aware of those areas and once his survey is complete, those areas will indicate in his survey. Ross Wade asked the Board if the city would be interested in a walking trail from the Reinbrecht project to Buffalo Trace Project? He also stated that Jason Knepp refused to participate in this project. President Bill Summers informed Mr. Wade that he would need to speak with Mayor Rhoads and the City Council. Adjoining property owner Mitch Haag voiced his concerns about the number of houses, increased traffic, water run-off, and additional townhouses. Mike James, representing J & L Home Center, was concerned about the road width reduction. He stated that J & L followed the City's standards. If this waiver would be approved, J & L might go back and ask for the same waivers for the unfinished portion of Deerfield. This would save money. Ross Wade brought up the City of Washington's Comprehensive Plan again. Tom Graham Jr. stated that it is a plan that the city uses but it is not set in stone. Mr. Helms addressed the issue that he has been before this Board several times for re-zones and has not been successful. Mr. Wade stated that the city needs to decide if they want to thrive or die. He also stated that if the rezone & waivers do not get approved this project may become economically unfeasible and that the Reinbrecht project and this project hinge upon each other. He spoke about the rising cost for land, pipes & building materials. David Dahl made a motion to rezone the north parcel and revisit the south parcel later due to plans changing a lot. Tom Graham Jr. seconded.

Without any other questions President Bill Summers requested that the secretary, Maria Sergesketter, take a roll call vote regarding the Rezone (RZ-1-22) NORTH PARCEL ONLY Motion passed 7-1-3 with Ed Barnett voting nay and Doug Stradtner, Tom Graham Jr., and Geoff Stoner abstaining.

President Bill Summers requested that the secretary, Maria Sergesketter, take a roll call vote regarding the Waiver (W-8-22) ROAD WIDTH ONLY Motion denied 9-0-2 with Doug Stradtner, Tom Graham Jr., abstaining.

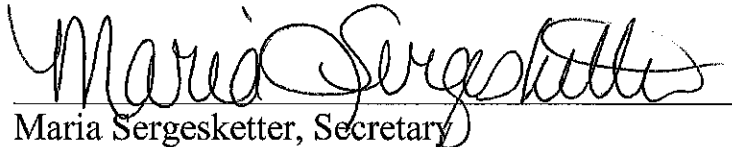
President Bill Summers requested that the secretary, Maria Sergesketter, take a roll call vote regarding the Waiver (W-8-22) CURB REQUEST ONLY Motion passed 9-0-2 with Doug Stradtner, Tom Graham Jr., abstaining.

**In other business.** Building Commissioner Jon Casper informed the Plan Commission that as of now we will potentially have several rezones this year due to upcoming housing projects.

With no other business, the meeting adjourned at 8:00 p.m.



William Summers, President, or Acting President



Maria Sergesketter, Secretary