

Minutes of Meeting
Plan Commission
August 10, 2022

The Plan Commission of the City of Washington met August 10, 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, Geoff Stoner, William Summers, and City Attorney Tim Dant. Absent were Doug Stradtner and Tom Graham Jr. Also, present were Building Commissioner Jon Casper, Code Enforcement Officer Brandt Powden, Assistant Daviess County Plan Director Jazmin Murfee and Building Commissioner Secretary Maria Sergesketter.

Plan Commission President William Summers called the meeting to order.

- The minutes of the meeting held on May 11, 2022, was approved. A motion made by David Gray, seconded by Tom Stephens. A voice vote was taken with all members present voted in favor. Motion carried.


Case W-23-22: Kyle Cornelius is requesting a Variance. He would like to build a 30 ft x 48 ft addition to an existing building that previously required a variance. This property is zoned Residential multi-family R-2. The property is located at 664 E 150 S. Property size is 5.92 acres. Parcel number for the property is 14-13-02-100-014.000-016. Ray Lengacher, Lengacher Construction, was present to explain the project to the Board. He stated this would be to store his horse trailer & camper. Geoff Stoner wanted to verify the size of the addition as the agenda stated a different size. Mr. Lengacher verified 30ft x 48ft. Without any questions President Bill Summers requested that Building Commissioner Secretary, Maria Sergesketter, take a roll call vote. Motion passed 9-0 with Doug Stradtner and Tom Graham Jr. being absent.

Case P-4-22: Kerstiens Development, Inc is presenting a plat. This property is located at 2424 E National Highway. This property is zoned PUD Planned Urban Development. The parcel is 10.556 acres. Parcel number is 14-10-25-304-001.000-017. Dennis Helms, Landmark Survey, was present to present the plat and answer questions. Mr. Helms explained that since the preliminary plat was presented there have been a few minor changes. They have reduced the number of single-family homes from 14 to 13 to build 8 villas. He met with David Dahl, Mayor Rhoads and a few othersto discuss how to handle villas since our City Ordinances do not address these. He asked that the villas have 0' side setbacks on

party walls, reduce road frontage and a few other minor waivers. The villa units will be owner occupied. Lot 22 will be sold to an HOA with the 10% of the green space be included in this HOA. The HOA will only be affecting the Villas, not the single-family residences or the apartments. The HOA would maintain the ground and pond area around the villas. Kerstien's would like to start construction this fall then continue with progress next summer. This project would span over a 2-year span. Board member Ed Barnett asked who would be maintaining the road? Does it meet City requirements? Mr. Helms stated that they will meet city standards. Once they have met all city specs/requirements they would be dedicated to the City of Washington. Do you have to have 2 points of ingress/egress? The ordinance reads if you have more than 25 lots then you must have 2 points of ingress/egress. This project has 22 lots. Board Member David Gray asked about the cul-de-sac width. Mr. Helms stated that the paved diameter would be 80 feet with a 50 ft diameter Right-of-way. Board Member David Dahl asked to include what the dimensions would be for the buildings so we can make sure we get accurate setbacks etc. Other topics discussed were as follows. The Villa's driveways will be accessed on Harbor Springs not Highway 50. There will also be a turn lane installed. It might impact the neighbor's driveway by about 5 feet, but they will work with the neighbor closely. The retention pond will be a "wet" pond. They will increase the height of the rim of the pond to allow for retention. Mr. Helm also spoke of the utilities that would be put in place for the new construction. Without any other questions President Bill Summers requested that Building Commissioner Secretary, Maria Sergesketter, take a roll call vote. Motion passed 9-0 with Doug Stradtner and Tom Graham Jr. being absent.

In other business. Building Commissioner Jon Casper informed the Plan Commission that we could have a few cases for September.

With no other business, the meeting adjourned at 7:30 p.m.



William Summers, President, or Acting President



Maria Sergesketter, Building Commissioner Secretary