MINUTES OF MEETING OF
WASHINGTON COUNTY PLAN COMMISSION
Held November 10, 2010 at 7:00 p.m.
Council Chambers—City Hall Building

This public meeting was called to order at 7:05 p.m. In attendance were members John Mishler, David Hoar, Shenan Campbell, Jim Day, Eric Rusby, Adam DuFour, Scott Maudlin, Brad Shelton and Jeff Souder arrived at 7:15 p.m. to attend the meeting.

The first item of business was the approval of minutes. John Mishler moved that the minutes from the August 2, 2010, August 25, 2010, and September 20, 2010 meetings to be approved for signatures. Jim Day seconded that motion and by a unanimous vote the minutes were approved and signed by the members present.

The first order of business was the election of officers. John Mishler moved that David Hoar act as the President, Jim Day seconded the motion. David Hoar was appointed President by unanimous vote. Jim Day then moved that Eric Rusby hold the office of Vice-President, John Mishler seconded that motion. Adam DuFour moved that he hold the office of Vice-President with Jim Day seconding that motion. Eric Rusby was appointed Vice-President by receiving six (6) votes and Adam DuFour receiving two (2). John Mishler moved that Thomas E. Scifres be appointed Secretary and Jim Day seconded that motion. Thomas E. Scifres was appointed Secretary by an 8-0 vote.

Next was the Advisory Member position to the City Plan Commission. A rotation among the members was discussed. Scott Maudlin moved that the Advisory Member position would rotate among the members, with David Hoar to be first in the rotation and attend the next City Plan Commission meeting. Jim Day seconded this motion. This was passed with an 8-0 vote. It was further discussed that Thomas E. Scifres would obtain a schedule for those meetings and an updated contact information list for all members.

The next order of business was the review of the Comprehensive Plan. A discussion of changes made follows:

1. The changes requested to be made by the Washington County Commissioners were discussed. The only one (1) that was not accepted was the one on page 127 (old plan) and page 139 (new plan). The Plan Commission opted to modify the second line by changing "mobile homes" to "mobile home parks". Adam DuFour made the motion for the revision to be made and Shenan Campbell seconded, this motion was passed by a 9-0 vote. All other changes made by the County Commissioners were individually considered, adopted, and unanimously approved, as discussed below.

A. The revision made on page 41 (old plan) was discussed regarding the language concerning CFO's and CAFO's. Adam DuFour made the motion to accept the revision made by the County Commissioners and Eric Rusby seconded. The motion was passed by an 8-0 vote.

B. The revision made on pages 41-42 (old plan) was discussed regarding the language referring to mobile homes and other septic tanks. John Mishler made the motion to accept the revision made by the County Commissioners and Brad Shelton seconded. The motion was passed by an 8-0 vote.

C. The revision made on page 42 (old plan) was discussed regarding a change in the label on the picture from "Industrial" to "Livestock". John Mishler made the motion to accept the revision, and Adam DuFour seconded. The motion was passed by an 8-0 vote.

D. The revision made on page 56 (old plan) was discussed regarding how the median income information in the table did not match the text. Adam DuFour made the motion to accept the revision, and Jim Day seconded. The motion was passed by an 8-0 vote.

E. The revision made on page 73 (old plan) was discussed regarding sinkholes and the sort of damage that can occur. Brad Shelton made the motion to accept the revision, and Scott Maudlin seconded. The motion was passed by an 8-0 vote.

F. The revision made on page103 (old plan) was discussed regarding importance of maintaining intact rail and means to preserve. John Mishler made the motion to accept the revision to be made, and Eric Rusby seconded. The motion was passed by an 8-0 vote.

2. The Plan Commission the discussed additional changes to the proposed Comprehensive Plan, not previously discussed by the County Commissioners. Those are detailed below:

A. The revision to be made on page 54 (old plan) page 66 (new plan) was discussed regarding adding a new paragraph for potential inaccuracy of livestock raised in Washington County. The difference between 1-day year end inventory verses production rates was also discussed. On page 54(old) and page 66 (new), the stated income generated from sheep ($807.00) appears to be inaccurate. Based on information provided by Brad Shelton, the Plan Commission elected to replace $807.00 with $92,000. Adam DuFour made the motion for the revision to be made and Jim Day seconded. The motion was passed by a 9-0 vote.

B. On page 53 of the new plan, regarding the discussion of the number of farms (853) and acreage (105,000), Brad Shelton had looked these numbers up to verify their accuracy. He advised that his research yielded different numbers. The Plan Commission discussed that the information about numbers of farms and acreage devoted to farming could be either in error or misleading. They discussed the 853 farms should be changed to 893 farms, and the total acreage should be changed from 105,000 to 199,942. Jeff Souder made the motion for the revision to be made and Adam DuFour seconded. The motion was passed by a 9-0 vote.

C. Regarding the 5th paragraph on page 33 (old plan) and page 45 (new plan) it was discussed to delete the last 2 sentences of the paragraph, starting with the words, "In 1987 there were. . ." That language was replaced with, "As a point of reference, according to the 2007 USDA Census, there were 893 farms containing 199,942 acres in Washington County." The idea was to use the most current numbers only so that future Plan Commissions would have a reference to check for increases and decreases in farming numbers. Eric Rusby made the motion for the revision to be made and Adam DuFour seconded. The motion was passed by a 9-0 vote.

D. On page 57 (old plan) and page 69 (new plan), it was discussed to add Washington County Community Foundation in the text and to reflect "Four" organizations rather than three. Also, the end of the paragraph would be supplemented to state "The Washington County Community Foundation is a grantor of endorsements." Further, it was discussed to delete "the only one to employ..." After these changes are made it should also be added to the web-site. Jeff Souder

made the motion for the revision to be made and Adam DuFour seconded. The motion was passed by a 9-0 vote.

E. On page 35 (new plan) it was discussed adding Washington County Tourism Board to the list of web-sites. John Mishler made the motion for the revision to be made and Brad Shelton seconded. The motion was passed by a 9-0 vote.

F. In regards to the charities subsidized housing list, on page 68 (old plan), it was discussed if Grandview Manor was the only subsidized housing to be listed. It was the belief of the members that was the only subsidized housing. Accordingly, no changes were made.

G. As to page 74 (old plan) and page 86 (new plan), the accuracy of the map was questioned by Adam DuFour because some prime farmland was not labeled as so. David Hoar stated designations were done in generalities based in part by soil types. Accordingly, no changes were made.

H. Non-substantive changes discussed were as follows and passed with a 9-0 vote:

A. Adam DuFour brought up that page 54 (new plan) deletes pages 55, 56, 57, and 58 of the old plan.

B. On page 102 (old plan) and page 114 (new plan), it was discussed a change should be made to correct the names of "West Washington School Road" and "Paynter Lane."

C. On page 117 under "Who Does What", on the first bullet point a change should be made to drop "Council Members" and replaced with "County Commissioners."

At this time, President, David Hoar commended everyone involved for the effort they have put into this process. John Mishler then commented on the prior appointment issues and how the previous inappropriate appointments were pointed out but not immediately addressed. Jeff Souder volunteered to make a list of typos and revisions he detected that needed to be made within the Plan and e-mail to all members for review. Adam DuFour then brought up the possible need for a new public hearing for Open Door reasons. Attorney Scifres suggested that the addition of another

public hearing, ten (10) days after these changes were made, would be the safest way to avoid statutory challenges to the process.

Scott Maudlin made a motion to adopt all the discussed changes to the Plan as official and to move forward to the public hearing and post the revised Plan at the Salem Library. Brad Shelton seconded this motion, which passed by a 9-0 vote. The Commission universally committed to no further changes at this time.

John Mishler made the motion to set the public hearing for November 29, 2010 at 7:00 p.m. Jeff Souder seconded this motion, which was passed with a 9-0 vote.

Adam DuFour made a motion to keep the November 15, 2010 public hearing date. Jeff Souder seconded that motion, which passed with a 9-0 vote.

At this time, Jeff Souder made a motion to adjourn the meeting with Jim Day seconding.

David Hoar

Eric Rusby

Shenan Campbell

Scott Maudlin

John Mishler

Adam DuFour

Jim Day

Jeff Souder

Brad Shelton

COMMISSION ATTORNEY

Thomas E. Scifres

Dec 6th
JAN 3rd 6:30 -