PUBLIC HEARING
WASHINGTON COUNTY PLAN COMMISSION
COMPREHENSIVE PLAN
November 15, 2010 7:00 p.m. (local time)

MINUTES

Attendance: See sign-in sheet

The Public Hearing for the Washington County Plan Commission was called to order by the President, David Hoar. A three (3) minute time limit was imposed in order to give everyone a chance to speak. The floor was then opened to members of the public to speak. They did so in the following order stating their concerns and questions as follows:

Ray McDonough: Wanted to address concerns regarding changes to Lockenour Lane and the broiler barns being brought in there approximately 500 yards from homes, as it is a residential neighborhood with homes worth hundreds of thousands of dollars. Mr. McDonough then yielded the floor over to Don Rogers.

Don Rogers: Lives at 1296 S. Lockenour Road. He spoke in favor of land use planning and controls. He stated that confined feeding programs need to be addressed according to land use. Neighbors suffer from decreased property value, the noise is a concern, and people feel that they will be unable to sell their homes. He further stated that 7 of 21 residents sent information in response to a notice they had received but still it is being moved forward and the broiler barns will be built near them.

Max Greene: Also concerned about the how this is proceeding and would like to get "real" numbers especially regarding poultry. He suggested that contact be made with Tyson, Perdue, and Best Brand to get more solid numbers.

David Hoar: Explained to him the documented numbers were the ones that had to be used. The ISDA uses a 1-day inventory and the numbers used were from 12/31/2007.

Rhonda Greene: Restated the need for "real" "honest numbers".

Lane Frieberger: Also expressed concern about increasing government power but pointed out that there are also benefits to planning and zoning with proper oversight. Without zoning the County Government is powerless to help you. Hopefully we can come up with an Ordinance that protects property value.

Mark Tomey: Has signed the sheet to speak, but passed on the opportunity.

Loddie Alspach: Has read proposed corrections to Plan and does not feel it is a good lead into zoning. It leaves too much discretion to unknown elected officials and open door to

corruption. Also commented on the numbers explanation and concern over controls on a business.

David Hoar: Explained that revenue/economic impact figures are in the Plan broken down by type.

Mark Tomey: Inquired about the purpose of figures in the Plan as it relates to control of confined feeding operations.

David Hoar: Pointed out the absence of County level control below IDEM permit. Loophole allows buildings to be built beneath those numbers. There is no mechanism to check good and viable location for an operation. IDEM is really only concerned about water quality.

Don Hacker: When he signed a permit regarding neighbors turkey operation was that State or Federal regulation?

Adam DuFour: IDEM has regulation of only under a certain number.

Ron King: Quoted 1 John about walking in the light, or in the truth. 178 nations were signatories to Agenda 21.

Don Hacker: Concerned about restrictions on mobile homes.

Adam DuFour: Pointed out that the Plan Commission revised that mobile section again.

David Hoar: We are being mindful of the citizen's concerns.

Loddie Alspach: Was the IDEM certification language removed?

David Hoar: We struck the language out.

Adam DuFour: County law must follow State law. With zoning, Home Rule does not apply. He is concerned about free range farmers selling eggs on the side.

Dave Austin: In Terry Alexander's trailer park how much was paid for? $0.00

Ron King: Offered further comment on the Earth Conference in Rio de Jinero.

Judy McDonald: Moved here 16 years ago, mostly farms at that time turned into residential, is for zoning and like to protect.

Rhonda Greene: Asked if the previous Ordinance regarding chickens apply to help people who spoke first like John Rogers?

Thomas E. Scifres: Addressed legal arguments.

Don Rogers: Asked whether the assessment of farming inventory also consider the offset to neighboring land owners? Almost as if we are inviting CFO's to Washington County.
Eric Rusby: The revised the Plan is calculated to address their concerns to the extent we can.

David Hoar: Asked how many people in attendance had read the Comprehensive Plan. 5 raised hands with several stating they had read "most of it"

John Mishler made the motion to close the public hearing with Eric Rusby seconding. The motion was passed by a 7-0 vote. The public hearing was adjourned.

David Hoar

Eric Rusby

Shenan Campbell

Scott Maudlin

John Mishler

Adam DuFour

Jim Day

Jeff Souder

Brad Shelton

COMMISSION ATTORNEY

Thomas E. Scifres