MINUTES OF MEETING OF
WASHINGTON COUNTY PLAN COMMISSION
Held December 5, 2011 at 6:30p.m.
Council Chambers—City Hall Building

This public meeting was called to order at 6:34 p.m. by President, David Hoar. John Mishler led those present in the pledge of allegiance and Jim Day opened with a prayer. David Hoar opened the meeting by welcoming Shawna Humphrey to the group, as the replacement for Eric Rusby. Attorney Thomas E. Scifres took roll call of the membership with the following members present: David Hoar, Lane Freiberger, Jim Day, Scott Maudlin, Shawna Humphrey, and John Mishler. Absent were Adam DuFour, Brad Shelton, and Jeff Souder. The minutes from the October meeting where approved with Jim Day making the motion and Lane Freiberger seconding. There were no committee reports. However, David Hoar appointed Shawna Humphrey to the land use subcommittee.

David Hoar revisited the attendance of representatives from Farbest at the October meeting and reported the positive comments that he had received on the dialog that accrued with the company representatives. The next order of business was a discussion of the budgets for 2011 and 2012. President David Hoar reminded the group that there was still money in the 2011 budget that could be used for the plan consulting fees. The County Council had met earlier that day, and he raised the issue at their meeting. The group discussed the status of plans to hire a consultant and whether it could be encumbered or what the procedure would be if it were not encumbered prior to yearend.

President Hoar proceeded to recognize Kari Keller-Steele who presented and discussed her revised proposal to consult with the County for an overall zoning code with more fully-developed regulations in the areas of agricultural and mobile home park subject matters. The prior proposal only included specific regulations in these areas and not an overall zoning code. She felt the entire process would take approximately 18 months from beginning to end. David Hoar advised her that concerns has been raised among the members since the last meeting about her lack of experience outside of the agricultural area and the possible need for other competing proposals. He had solicited one by K.K. Gerhart-Fritz, but she had yet responded to him. Kari Steele advised the Plan Commission that she has been on her county Board of Zoning Appeals and had worked on a new zoning code recently. She also stated that she had worked in what she described as "crisis mode"

with three counties recently. While acknowledging that she was not as experienced in all areas as other consultants we might talk to with respect to overall zoning, she advised that she would be consulting with other experts in the field where assistance was needed. She added that the cost of any additional consultants hired would be paid by her. A general discussion was held with Ms. Steele about her proposal and she agreed to forward to the Commission, specifically Lane Freiberger, a list of recent work that she has been involved in. David Hoar reported absent member, Adam DuFour's, opinion that the Plan Commission should be able to draft this zoning ordinance on its own. However, due to the limited time available by individual members and given their primary responsibilities in other occupations, it was generally agreed that the use of a professional consultant would be best. Kari Keller-Steele opined that an outside consultant acts as a facilitator and takes heat off of the local residents as conflicts may arise with individuals in our community with whom we continuously interact. She also felt that outside consultants generally where more objective because decisions aren't made in regarding their backyard.

Shawna Humphrey then inquired of Kari Keller-Steele about the scope of the local Commission's scope of authority for regulation of poultry operations that fell under the IDEM threshold. Attorney Scifres then raised the issue of the legislation that was pending at the prior month's meeting and set for adoption. Kari Keller-Steele reported that the new rule did pass regarding setbacks from roadways, property lines, and private residences and that it would become law effective July 1, 2012.

The discussion returned to the pending proposal of Kari Keller-Steele. Members generally commented favorably, and Lane Freiberger admitted that he was the one who had the most significant reservations. Mr. Freiberger then made the motion to accept her proposal and John Mishler seconded it. David Hoar, who has a pending business arrangement with Kari Keller-Steele abstained, and the motion passed 5-0. Upon that action, Attorney Scifres suggested that the preferred course of action would be to write a letter to the County Auditor, along with a copy with the proposal and request that the 2011 funds in the Plan Commission budget be encumbered.

John Mishler distributed a list of IDEM-approved confined poultry operations in Washington County from the IDEM website. A discussion was held about the potential number of non-item approved operations. Shawna Humphrey reported knowledge of seven (7) Farbest operations, of which two (2) are IDEM approved. The rest would fall under the IDEM threshold.

General comments were taken from Max Greene in the audience. He specifically raised the issue of whether setbacks from residences would be made reciprocal and encouraged the Commission to consider the ramifications of any setbacks for all citizens.

For the final order of business, Lane Freiberger requested that he and Shawna Humphrey be provided a copy of the comprehensive plan. Kari Keller-Steele agreed that she would reproduce it and forward it to Attorney Scifres who would bind it. As an additional note, President Hoar reminded the group of the complications that arose last year when the first meeting took place prior to appointments by public officials. Accordingly, the consensus of the group that the January meeting will be bumped to the second Tuesday of the month at 6:30 p.m. David Hoar agreed to check with the Mayor's office for the availability of the room. There will be no further business; Lane Freiberger made a motion, seconded by Jim Day, that the meeting be adjourned. The motion passed unanimously.

David Hoar, President

Scott Maudlin

Lane Freiberger

Adam DuFour

John Mishler

Jeff Sowder

Jim Day

Brad Shelton

Shawna Humphrey

COMMISSION ATTORNEY

Thomas E. Scifres