MINUTES OF MEETING OF
WASHINGTON COUNTY PLAN COMMISSION
Held November 7, 2011 at 6:30p.m.
Council Chambers—City Hall Building

This public meeting was called to order at 6:30 p.m. by President, David Hoar. The Pledge of Allegiance was led by Brad Shelton and Thomas Scifres led the group in prayer. Plan Commission Attorney, Thomas E. Scifres took roll call. In attendance were members John Mishler, David Hoar, Jim Day, Brad Shelton, Jeff Souder, Scott Maudlin, and Lane Freiberger and attorney Thomas E. Scifres. Absent was member Adam DuFour. (Eric Rusby's appointment remains unfilled)David Hoar made opening remarks and John Mishler made a motion to approve the October 3, 2011 meeting minutes, with Lane Freiberger seconding the motion. The motion passed 7-0.

The first order of business was the budget. David Hoar advised that we have $14,814.00 left in our budget from 2011 for consulting fees on a zoning ordinance

Jeff Souder had no updates on the subdivision sub-committee at this time. Jim Mishler advised that Steve Anderson is not eligible at this time for to be appointed to open position on The Plan Commission due to being an elected official. Mishler advised that he would seek another appointment from the County Commissioners.

In new business, Jay Houchin and Kent Peter were in attendance on behalf of Farbest. They were invited by the Commission to come and present information regarding the industry's interest in Washington County. Houchin reported that they are entertaining the idea of adding a processing facility, a feed mill and other producers. This will require significant corn needs to be met as well. They would also be looking at adding nine (9) CAFO's to the area which is approximately 50,000 birds. Also approximately sixty (60) "finisher" farms for birds may be added, which would be under the 30,000 thresholds. The cost for someone to build the three (3) barns needed would be just under $1.0 million for each producer. Currently there are seven (7) contract farms in Washington County and one (1) independent farm. If no processing facility here, however still looking for farms in the area, but not on the scale of sixty (60) houses. For the other facilities to be placed in Washington County Farbest would have an investment of over $100 million dollars to do so.

David Hoar stated that the goal of the Plan Commission is to work with the industry in moving forward with guidelines for this industry. Jay Houchin stated the company has no problem with present IDEM guidelines. Also the guidelines are very workable for turkeys. Setbacks for property lines are currently at 100 feet for IDEM guidelines, if that increases dramatically, that could be an issue. Odor issues are not IDEM regulated, but are individual issues. There are no "residence" setbacks by IDEM but new regulations by IDEM are coming out Wednesday and that could create 400 foot residence setbacks. David Hoar asked Jay Houchin about bio-filters, he stated that he felt they could be helpful. Farbest also likes to see their growers have a manure management plan. They also suggest following IDEM guidelines on manure rates.

Road frontage and pull-off requirements are not addressed in Farbest's Best Manufacturing Guidelines at this time. However they do ask for gravel apron loading requirements that promote semi-tractor accessibility. A member of the audience, Shawna Humphrey, stated that the Rule 5 permit requires certain parameters for driveways.

Andy Tauer with Soybean Alliance was also in attendance. He explained that he spent three (3) years as the Agricultural Liaison for IDEM. He stated that livestock consumes 98% of all soybean meal produced and most corn produced in Indiana-reaffirming what a economic boost it would be to have Farbest to put its new plant in Washington County. He also explained that Indiana has tighter regulations for agricultural operations than most states and encouraged the Plan Commission to make sure that all regulations are done in a very thoughtful manner. Regarding setbacks, he explained that following Wednesday, new setbacks for confined feeding operations are being presented and, if adopted, they will become effective July 1, 2012. This would include a 400 foot setback from the nearest residence. He suggested that our Plan Commission not adopt any setbacks more restrictive than the state required.

Commission member Brad Shelton inquired about IDEM's regulation of water quality issues for operations of 30,000 birds or more. He questioned whether the Washington County Plan Commission could regulate CFO's with respect to our water resources at all. Andy Tauer responded that, if it is due to cartography, yes we could regulate locally based on health considerations. Tauer also pointed out that, however, just because a farming operation fell below the IDEM's threshold for minimum numbers of livestock, IDEM could still designate it as a CFO or CAFO based on the environmental threat presented.

Tauer went on to point out that when he was at IDEM, less than 2% of all environmental spills were related to livestock.

Kent Peter, a Farbest representative from Jasper Indiana, indicated that buffer zones are the first thing that Farbest addresses when they personally visit a proposed site. The company has a high concern for good public image; even if a posed operation is not required to be permitted through IDEM (due to lower numbers of birds) the company does expect the producer to be permitted. He pointed out that, if there is an environmental spill, IDEM will require them to be permitted.

Pekin resident Don Rogers then expressed his concerns about a neighbor who appeared to be putting on a broiler operation across the road from him. He explained that manure spread in the field last week during a family cookout, causing problems. He expressed a desire to have the company locate here and wished a positive impact on the community but did express concern about confined feeding operations generally.

Bart Kiefer from Washington County, a local Farbest producer, spoke highly of the company. He stated that the company field representative over him takes great steps to make sure that he is on track in his operations. He explained that there was a thorough site evaluation before he was allowed to proceed and explained that the company has always done more than what they said what they was going to do to insure successful operations. He also pointed out that all of his neighbors are pleased with his operations but all are less than ¼ of a mile away.

Local resident Shawna Humphrey, also a Farbest grower, mentioned that her neighbors just sold their house and got the full asking price. She believes that there needs to be more public awareness of the meetings held by the Plan Commission.

Whereupon at 7:45 p.m., a recess was called for approximately five (5) minutes. The meeting reconvened at 7:49 p.m.

Plan Commissioner John Mishler invited Kari Steele to present her proposal for working on Washington County's Agricultural Zoning Ordinance as a consultant. Thereupon a general

discussion was had whether it was best to do a comprehensive zoning ordinance or simply focus on agriculture. Many opinions were expressed, including the fact that a zoning ordinance could not be established without a zoning map. Jim Day made a motion seconded by Scott Maudlin that Ms. Steele enhanced her ordinance proposal to a full zoning ordinance. The motion passed 6-0 (Jeff Souder had stepped out of the room).

Lane Frieberger brought up the issue of State regulations for mobile homes parks. He had completed some research since the last meeting and reported that there are State Statutes and Regulations governing mobile homes. A park is defined as five (5) mobile homes or more. He spoke with Jeff Wingstrom of the Indiana State Department of Health. Mr. Wingstrom advised him that, although there is state regulation, they do appreciate local intervention in the enforcement of regulations. There is a statutory list of what the mobile home requirements are and what local boards cannot regulate.

Finally, there was a general discussion about the State Chemist's office and its regulation of the application of manure. David Hoar noted that the next meeting was scheduled for December 5, 2012 at 6:30 p.m. At this time, Jeff Souder made a motion to adjourn the meeting with Lane Freiberger seconding. With a 7-0 vote the meeting was adjourned.

David Hoar, President

Scott Maudlin

Lane Freiberger

Adam DuFour

John Mishler

Jeff Souder

Jim Day

COMMISSION ATTORNEY

Brad Shelton

Thomas E. Scifres