MINUTES OF MEETING OF
WASHINGTON COUNTY PLAN COMMISSION
Held January 10, 2012 at 6:30p.m.
Council Chambers—City Hall Building

This public meeting was called to order at 6:37 p.m. by past President, David Hoar. John Mishler led those present in the pledge of allegiance and Adam DuFour opened with a prayer. David Hoar opened the meeting by welcoming consultant Kari Keller-Steele and the rest of the audience. Attorney Thomas E. Scifres took roll call of the membership with the following members present: Lane Freiberger (arrived moments after roll call) David Hoar, Jim Day, Scott Maudlin, Shawna Humphrey, Jeff Souder, Adam DuFour and John Mishler. Absent was Brad Shelton.

The minutes were read and approved by a vote of all members present. As an initial order of new business, David Hoar led a discussion confirming that the County Council had reappointed him as its appointee to the Plan Commission, and County Commissioner John Mishler reported that Scott Maudlin had been reappointed by the County Commissioners as a citizen appointee and that he had been reappointed as Commissioner representative on the Plan Commission. It was announced that Brad Shelton, former Washington County Purdue Extension Office Coordinator, has left his position for another job, leaving a temporary vacancy in that spot on the Plan Commission. A discussion was held about the vacancy and time table for his replacement by the Extension Office Board.

The next items of business were the nominations for officers of the Plan Commission and a discussion of meeting dates and times for regular meetings for 2012. Attorney Thomas E. Scifres opened the floor for nominations for the position of President. Lane Freiberger nominated David Hoar for President, which was seconded by Adam DuFour. There being no further nominations or discussions, Jeff Souder moved that nominations be closed, which was seconded by Jim Day. David Hoar was elected President by a vote of 8-0. Attorney Scifres turned the floor over to David Hoar who assumed his duties as President and opened the floor for nominations for a Vice President. John Mishler moved that Adam DuFour be made Vice President, which motion was seconded by Lane Freiberger. There being no further nominations or discussions, Jeff Souder moved that nominations be closed, which motion was seconded by Jim Day. Adam DuFour was elected vice president by a vote of 8-0. Next was the selection of a secretary and legal counsel. Jim Day made

the motion that the attorney Thomas E. Scifres be retained as legal counsel and Secretary for the Washington County Plan Commission. The motion was seconded by Jeff Souder and passed 8-0.

Next, regular monthly meeting dates for 2012 were discussed. President David Hoar presented a proposed schedule showing regular-meetings on the first Monday of each month as follows:

January 10th	6:30 p.m.	July 2nd	7:00 p.m.
February 6th	6:30 p.m.	August 6th	7:00 p.m.
March 5th	6:30 p.m.	September 10th	7:00 p.m.
April 2nd	6:30 p.m.	October 1st	6:30 p.m.
May 7th	7:00 p.m.	November 5th	6:30 p.m.
June 4th	7:00 p.m.	December 3rd	6:30 p.m.

Vice President Adam DuFour suggested that 7:00 meetings are better and proposed that start times begin in April rather than May or even that all meetings start at 7 o'clock p.m. There being a general consensus that this would be acceptable, Jeff Souder made the motion, seconded by Lane Freiberger, to adopt the meeting schedule as presented, but with all meetings beginning at 7:00 p.m. The motion passed unanimously.

President David Hoar then introduced Kari Keller-Steele who discussed the contract for the zoning ordinance. She wanted to discuss the selection of a citizen's advisory committee and begin scheduling meetings. Her preference was a committee of approximately ten (10) individuals. It was discussed that requests for volunteers could be sent out to members of the Comprehensive Plan Group, as they were interested citizens who would most likely be willing to serve. Because practically all members of the Plan Commission had expressed interest in serving, little room remains for additional citizen members. David Hoar also pointed out that Plan Director Travis Elliott should be involved in these meetings. A handful of active members from the Comprehensive Plan Group where presented to Ms. Steele along with contact information. She agreed to contact the individuals and suggested that a joint Plan Commission/Citizen's Advisory Committee meeting be held at the next regularly-scheduled Plan Commission meeting on February 6, 2012 at 7:00 p.m.

Kari Keller-Steele's contract was presented, and attorney Scifres initiated discussion regarding the current contract requirement that the Zoning Committee include no more than ten (10) people. Adam DuFour made the motion, seconded by Lane Freiberger, to accept Kari Keller-

Steele's contract subject to an amendment of paragraph 2 (3)(c) to allow for up to fifteen people on the Citizen's Advisory Committee. The motion passed 8-0. The contract was signed by David Hoar. Citizen members invited to sit on the Committee include Max Greene, Don Hacker, Irvin Day, and Eric Rusby. Ms. Steele also added Plan Director Travis Elliott to the list.

David Hoar then reported his receipt of a telephone call from a gentleman who wanted to establish a firearm retail business. He explained that this citizen had been instructed to get a statement from the Plan Commission advising either that the proposed business did not conflict with the local plan code or that there was no code prohibition or regulation. President Hoar advised the commission that he had received the initial contact and instructed the gentleman to make contact with Travis Elliott. There had been no further follow-up contact from this individual. John Mishler advised that he had received an IDEM application for poultry barns from Corey Beech, who was going to be a farmer for Tyson. Mishler inquired whether anything needed to be approved pending the development of our zoning ordinance. Attorney Scifres confirmed that there was still a valid, existing setback restriction passed by the County Commissioner prior to the formation of the Washington County Plan Commission. Mishler confirmed that he would pass the application information along to Plan Director Travis Elliott who would make contact with the farmer to approve compliance with the establish setbacks.

A general discussion ensued about the best way to notify potential new CFO operators of the requirement to meet local code. Adam DuFour discussed the possibility of requiring a Rule 5 permit prior to Plan Commission approval. Kari Keller-Steele suggested that because of the cost of obtaining the other required permits in the process, it would present an undue burden on individuals who obtained these permits and then received a denial from the local Plan Commission. She suggested that "contingent approval" be given by the local Plan Commission first, subjected to obtaining these other required permits. John Mishler also suggested that we send our local ordinance to Tyson, Perdue and Farbest, the three primary poultry companies, and ask that they send their new farmers in Washington County to the Plan Commission for approval. All members agreed that this was a good approach to educating the companies and their new farmers of the local requirements. President David Hoar then suggested that we circulate listing ordinance to the Plan Commission members and to the Kari Keller-Steele.

There be no further before the Washington County Plan Commission, Jeff Souder moved that the meeting be adjourned, seconded by Lane Freiberger. The motion passed 8-0. Meeting adjourned.

David Hoar, President

Scott Maudlin

Lane Freiberger

Adam DuFour

John Mishler

Jeff Souder

Jim Day

Brad Shelton

Shawna Humphrey

COMMISSION ATTORNEY

Thomas E. Scifres