MINUTES OF MEETING OF
WASHINGTON COUNTY PLAN COMMISSION
Held June 18, 2012 at 7:00 p.m.
Council Chambers—City Hall Building

This public meeting was called to order at 7:01 p.m. by David Hoar. Scott Maudlin led those in attendance in saying the Pledge of Allegiance, and John Mishler offered the prayer. Attorney Thomas E. Scifres, Jim Day, Scott Maudlin, Shawna Humphrey, David Hoar, Adam Dufour (arrived shortly after roll call), John Mishler, and Jeff Souder were all present. Absent was Lane Frieberger, who had notified the Board previously of a conflict. Also missing was the representative from the local agriculture extension office. Attorney Scifres presented the Board with the minutes of the May meeting, which were approved by a vote of 6-0 on the motion of Jim Day and seconded by Scott Maudlin.

President Hoar welcomed those present and offered opening remarks. The first order of business was committee reports, as follows:

1. **Sub-Division Control:** Jeff Souder reported no activity by the sub-division control committee.
2. **Land Use:** This discussion was suspended until later in the meeting to be presented by Keri Keller-Steele.

The proposed budget was presented by President Hoar, based upon the budget worksheet prepared by Plan Director, Travis Elliott, for submission to the Washington County Auditor. A general discussion was held about the $15,000.00 budgeted for general expenses for 2013. Further discussion was held about the payment of expenses thus far and the current line item 12 general expenses exceeding the budgeted amount, suggesting a carry- over of encumbered funds from the previous year. John Mishler made a motion seconded by Adam Dufour to approve the budget. A follow-up discussion was had about the salaries. Attorney Scifres stated that the current budgeted salary for the attorney position is sufficient but he felt that the Plan Director salary should be increased. Jeff Souder made a motion to a raise to Travis Elliott in the amount of $500.00. The motion died for lack of a second. John Mishler made a motion to budget a raise of $1,500.00, seconded by Adam Dufour. Further discussion was held about the rate of increase in the workload in the past year and the anticipated increase in the near future as more confined feeding operations

are added and the agricultural control ordinance is adopted. The motion passed 7-0. John Mishler made a motion seconded by Adam Dufour to approve the budget as revised, which passed 7-0. At this point, John Mishler was excused for a work conflict.

The meeting was then turned over to consultant Keri Keller-Steele to discuss progress on the agricultural zoning ordinance. Ms. Steele presented a PowerPoint presentation on the County map. She had identified 911 addresses and the impact that a 400 foot set-back and a 750 foot set-back would have on confined feeding operations. She also advised that IDEM requires a set-back of 100 feet from any streams as well as a 1 mile restriction from and schools. These were indicated by colored areas on the township maps, showing the remaining available land for agricultural development. She also noted that because the sinkhole maps have so many errors, they are not specifically identified. Rather, karst areas were generally indicated in light red. Finally, flood zone areas were shown but with the understanding that people could build operations in flood zones, so long as they maintained a base 2 feet above flood level.

At this point, Ms. Steele discussed the progress made on the award of points for various factors complimenting proposed development. For instance, additional points are awarded for lower density of general population in the area. Adam Dufour reiterated his concern for all points awarded should be solely based on upon non-operational factors that can be identified before operations begin. The concern is that, if awards are given for certain best practices that are not in place that the time the permit is granted, enforcement could an issue.

Following the presentation of the map with the input of different variables, a general discussion was held about the proposed new Farbest brooder hub facility being constructed in Vernon Township. Ms. Steele brought up the map of the area to view the proposed development. Plan Director, Travis Elliott, reported that the facility had passed the set-back restrictions currently in effect. David Hoar expressed his opinion that we should see growth in our assessed valuation overall in the County significant new development planned.

By way of new business, Jeff Souder expressed that he and Travis are encountering situation in which people are splitting properties and selling those splits on contracts, thereby avoiding the sub-division control ordinance. David Hoar suggested that attorney Scifres look into how other counties are handling this issue.

In other new business, Plan Director, Travis Elliot, stated that he is getting two (2) to three (3) calls a month from people wanting to talk to a Board member directly. He suggested that we have someone who could field calls. Attorney Scifres warned members that they should not be discussing issues of substance that may come before the Plan Commission prior to any discussion and vote in a regular meeting. It was determined that such calls should be directed to attorney Scifres who could then determine whether discussion with individual members was appropriate.

Jeff Souder made a motion to adjourn the meeting, seconded by Adam Dufour. The motion passed 6-0.

David Hoar, President

Scott Maudlin

Lane Freiberger

Adam DuFour

John Mishler

Jeff Souder

Jim Day

Shawna Humphrey

COMMISSION ATTORNEY

Thomas E. Scifres