MINUTES OF MEETING OF
WASHINGTON COUNTY PLAN COMMISSION
Held July 2, 2012 at 7:00 p.m.
Council Chambers—City Hall Building

This public meeting was called to order by President David Hoar. Jim Day led those in attendance in saying the Pledge of Allegiance, and Jeff Souder opened with prayer. David Hoar took a moment to introduce the newest Commission member, Danielle Walker, who replaces Brad Shelton as Washington County's Purdue Extension Coordinator. Attorney Scifres took roll call. Those present were: Lane Freiberger, Jim Day, David Hoar, John Mishler, Danielle Walker, Jeff Souder, and Attorney Thomas E. Scifres. Absent were Scott Maudlin, Shawna Humphrey, and Adam Dufour. Attorney Scifres presented the Board with the minutes of the June meeting, which were approved by a vote of 6-0 on the motion of Lane Freiberger and seconded by Jeff Souder.

I. **Committee Reports.** 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:** Consultant Keri Keller-Steele reported that she did not have edits completed to the draft agricultural land use ordinance for review by the commission, but she did have maps showing existing permitted CFO's and the three county schools. She also would be discussing details of the sub-committee's ordinance drafting status later in the meeting.

II. **New Business**. The next order of business was new business.

1. **IDEM Correspondence**. President Hoar reported a letter he received from IDEM that it had given approval for a brooder hub for Farbest in Washington County. He reported that the Plan Commission would be receiving copies of documents for our retention with respect to this project. He inquired about our official filing procedures moving forward as a Plan Commission. Travis Elliott, Washington County Plan Director, confirmed that he had file space. Jeff Souder suggested that project paperwork should probably be filed according to Section/Township/Range

as opposed to applicant last name or address—noting that ownership and address systems are subject to change over time.

2. **CFO/CAFO Regulation and Maps**. The meeting was turned over to Kari Keller-Steele, who presented the status of the agriculture sub-committee's work on the agricultural control ordinance.

a. Minimum Livestock Numbers. The agriculture committee had come up with new proposed minimum head-counts for our regulations to apply, which generally were lower than the numbers for State regulations to apply. For instance, the proposal was to regulate where local farmers had 15,000 or more turkeys. She also discussed the above-referenced maps with set-backs proposed for each type of livestock.

b. Road Set-backs. Keller-Steele also reported that there is an existing set-back of 100 feet from the center of the road, and that the committee is considering an increase of that set-back to 200 feet. Reasons for this increase were discussed, including turn-around space required for heavy equipment.

c. Reciprocal Set-back Discussion. This was followed by a discussion of the various viewpoints that had been expressed about whether CFO/CAFO set-backs should be reciprocal. There were reasons presented as to both the benefits and detriments of having set-backs be reciprocal for neighboring landowners. Lane Freiberger raised the issue of whether there should be a set-back of the adjacent property in question was across a road. Keller-Steele advised that it would be difficult for a Plan Director or committee to make preliminary approvals based on maps if there were different set-backs established where there was an intervening roadway. President Hoar announced that the issue of reciprocal set-backs would be taken up and voted on by the full Plan Commission at the next meeting.

3. **Public Comment**. President Hoar opened the meeting up for comments by members of the public. Ron King addressed the Commission on issues of freedom, justice, mercy, and the truth. He argued that the interest of the property owner should take precedence over a map. He encouraged the entire Plan Commission to follow the truth wherever it leads.

There being no further business before the Commission, Lane Freiberger made a motion to adjourn the meeting, seconded by John Mishler. The motion passed 6-0.

David Hoar, President

Lane Freiberger

John Mishler

Jim Day

Darielle Waker

Scott Maudlin

Adam DuFour

Jeff Souder

Shawna Humphrey

COMMISSION ATTORNEY

Thomas E. Scifres