MINUTES OF MEETING OF
WASHINGTON COUNTY PLAN COMMISSION
Held December 3, 2012 at 7:00 p.m.
Council Chambers—City Hall Building

This public meeting was called to order by President David Hoar at 7:00 p.m. Scott Maudlin opened with the saying of the Pledge of Allegiance and Jeff Souder led those present in prayer. David Hoar took roll, and those present were David Hoar, John Mishler, Shawna Humphrey, Jeff Souder, Scott Maudlin, Danielle Walker, and Jim Day. Absent were Lane Freiberger, Adam Dufour and attorney Thomas E. Scifres. David Hoar presented the Board with the minutes of the November meeting. Jim Day asked that on page two (2) paragraph three (3) of the minutes that the turkeys be added when discussing the 18,000 threshold. That change was handwritten in on those minutes at that time. The minutes were approved by a vote of 7-0 on the motion of Jeff Souder and seconded by Jim Day. President, David Hoar asked it be duly noted that Lane Freiberger was now present at the meeting.

The first order of business was the progress on the Agricultural Land Use sub-committee and the highlights of the proposed draft. Consultant Kari Keller Steele discussed the map of the agricultural district and residential district. She then went over the possible definition of both districts and followed-up by going over the proposed draft as it is at this time. Jeff Souder spoke on concerns of the definition of communication towers. Keri Keller Steele then went over CFO definitions and numbers for confined feeding. She then discussed the definition of a residence. Lane Freiberger asked if it was possible to add the term "primary residence" to that proposed definition. Standards for CFO were then discussed. John Mishler pointed out the sub-committee wanted a forty (40) acre lot size for CFO's but then decided not to pursue that route. Keri Keller Steele then spoke about concerns on reciprocal set-backs and the problems with enforcing reciprocal set-back ordinances. She then said that the Agricultural Land Use sub-committee had done the best job they could with this proposed draft with the information they had. Keri Keller Steele then raised the discussion about the application fee. The sub-committee had discussed a fee of $100.00 to $250.00.

Shawna Humphrey then spoke about her concerns regarding surface water. Keri Keller Steele added that IDEM addresses surface water concerns. John Mishler discussed water availability

and that it should be the responsibility of the farmer or poultry suppliers and producers to make sure it is there.

Keri Keller Steele then addressed the Commission regarding her contract with the Plan Commission. She stated that once the draft for agricultural and residential zoning was complete that her contract would be completed. David Hoar made the point that she would only need to complete the draft to fulfill her contract not the final adoption.

Gary Waldman, a member of the public, addressed the Commission asking that they deny Kevin Rose from building poultry barns on Brown Lane. He had concerns about multiple poultry barns in such a small area and increased traffic on Brown Lane due to these barns. Raymond Hunt then spoke on the dust from poultry operations on County Farm Road.

David Hoar discussed that new appointments to the Plan Commission will be made at the start of the year and suggested an initial meeting on January 15, 2013 at 7:00 p.m. and that meeting dates for 2013 also be set at that time.

Keri Keller Steele will present the draft of the proposed agricultural ordinance to the members of the Plan Commission before January 15, 2013 for their review so they can be prepared to discuss moving towards a final product.

There being no further business before the Commission, Jeff Souder made a motion to adjourn the meeting, seconded by John Mishler. The motion passed 8-0.

David Hoar, President

Scott Maudlin

Lane Freiberger

Adam DuFour

Phil Marshall

Jeff Souder

Jim Day

Jim Day

Danielle Walker

Danielle Walker

Shawna Humphrey

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David Hoar
President
Washington County Planning Commission
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December 4, 2012

Dear David,

It is with regret that I am writing to inform you of my decision to resign my position on the Washington County Planning Commission, effective immediately.

My other commitments have become too great for me to be able to fulfill the requirements of my position on the Board, and I feel it is best for me to make room for someone with the time and energy to devote to the job.

Thank you for the opportunity.

Best Regards,

Shawna Humphrey

Shawna Humphrey