# MINUTES OF MEETING OF
# WASHINGTON COUNTY PLAN COMMISSION
## Held March 5, 2012 at 7:00 p.m.
## Council Chambers—City Hall Building

This public meeting was called to order at 7:05 p.m. by President, David Hoar. Lane Freiberger led those present in the pledge of allegiance and Jim Day opened with a prayer. David Hoar opened the meeting by welcoming everyone in the audience. Attorney Thomas E. Scifres took roll call of the membership with the following members present: David Hoar, Jim Day, Scott Maudlin, Lane Freiberger, Adam Dufour, and John Mishler. Absent were members Shawna Humphrey and Jeff Souder. Also absent was Brad Shelton who resigned from the Purdue Extension Office, leaving a vacancy. The minutes were read and approved by a vote of 6-0.

The next item of business was the following committee reports:

1. **Land Use:** David Hoar reported that this subcommittee met February 22, 2012 at the Washington County Extension Office. At that meeting, various scenarios for regulating land use and development were discussed. The sub-committee agreed to establish a site scoring system where people are awarded points for various reasons. Rush County is an example of a system similar to this one. They also discussed dispensing with IDEM's CFO and CAFO distinctions and developing regulations for all animal farming operations and possibly base the count on manure load rather than head count. President Hoar also discussed the 750-foot setback and that a lower setback may not be advisable. Adam Dufour reported that he had called the State Land Use office and a sample Ordinance they discussed with him contained a 650' setback. The question of how far structures need to be from the center of the road was raised. Travis Elliott reported that a 60' setback is the normal requirement; however IDEM requires a 100' setback for feeding operations. Scott Maudlin remarked the desire to consult with IDEM. This sub-committee will meet again on March 13, 2012 at 6:30 p.m. at the Washington County Extension Office.
2. **Subdivision:** With Jeff Souder being absent, there was no report given on this sub-committee.

Next, Mike Yeager of Memphis, Indiana came before the Commission to discuss a piece of property that he owns and his hopes to return it to its original agriculture status. This property has

sixteen (16) lots divided upon thirty-seven (37) acres. Attorney Scifres reviewed the relevant portions of the statute addressing the vacating of plats. He confirmed that no approval by this Commission was needed in this instance and provided Mr. Yeager with a copy of that statute. Attorney Scifres encouraged Mr. Yeager to retain counsel for the purpose of interpreting and following the statute and offered to answer any questions outside the meeting.

Thomas E. Scifres gave an update on the Purdue Extension Coordinator replacement process and filling of that vacancy. He also discussed orders for the Indiana Planning and Zoning Laws Book.

John Mishler addressed Travis Elliott regarding the recent tornadoes that hit Pekin, Indiana and the impact of replacement mobile homes and the need for temporary permits. Adam Dufour stated that that area had been declared a Federal Disaster Area, which meant it qualifies for FEMA relief. Jim Day heard sixty-seven (67) residences were destroyed leaving families displaced. Rhonda Greene stated that the shelter was reporting that most of the people who were displaced were staying with family members and using the shelter. Also, those people with insurance should not have issues with shelter. Adam Dufour suggested the possibility of considering a "waiver" for temporary housing. It was discussed that they generally could do a "waiver" but they also needed to consider this before doing so.

Max Greene then raised the issue of whether CFO setback regulations would apply reciprocally to homeowners. He does not like the idea of that. He would like to see a waiver allowing people to acknowledge that they are within the setback for existing CFO's and that they understand that and agree to forgo the setback. Several members participated in a discussion on this point. David Hoar agreed to contact Kari Keller-Steele regarding maps being ready for next meeting.

Rhonda Greene stated that Washington County Awareness was doing leadership training on Tuesday nights beginning March 13, 2012. There would be a $100.00 for five (5) nights of training. There would also be an Open Door Law seminar held at the shelter house in Pekin, Indiana from 6:30 p.m. to 8:30 p.m. on April 5, 2012.

There being no further business before the Washington County Plan Commission, Lane Freiberger moved that the meeting be adjourned, and it was seconded by Adam Dufour. The motion passed 6-0. Meeting adjourned.

David Hoar, President

Scott Maudlin

Lane Freiberger

Adam DuFour

John Mishler

Jeff Souder

Jim Day

Shawna Humphrey

COMMISSION ATTORNEY

Thomas E. Scifres