MINUTES OF MEETING OF
WASHINGTON COUNTY PLAN COMMISSION
Held June 5, 2017
Washington County Government Building

The Washington County Plan Commission was called to order at 7:06 p.m. by President, David Hoar. Plan Commission members in attendance were David Hoar, Danielle Walker, Preston Shell, Ervin Day, Mark Hartman, and Anthony Scifres. Absent were Kevin Carty and Jeff Souder. Also present were BZA attorney Mark Clark and Plan Director Travis Elliott, and members of the public Rhonda Greene, James House, Michael Gettlefinger.

The Pledge of Allegiance was led by Anthony Scifres and Preston Shell offered prayer.

Minutes of the May 1, 2017 meeting were reviewed. Upon motion by Mark Hartman, second by Preston Shell, the minutes were unanimously approved.

President David Hoar announced that he wished to deviate from the agenda which had been presented at the meeting to allow certain members of the public to appear so that time might be saved for those members. There being no objection by an WCPC member, David called James House to appear before the WCPC. Mr. House is the owner of J&J Complete Auto and requested the WCPC to approve a state form so that Mr. House and J&J Complete Auto could maintain a salvage yard license issued by the State of Indiana. It was noted that Mr. House's salvage yard had been present in Washington County for twelve (12) years and had been in existence prior to approval by the WCPC. Mr. House presented the form from the State of Indiana to the WCPC; there being no further questions regarding Mr. House's operation complying with the requirements of both the State permit and Washington County ordinances, upon motion by Danielle Walker, second by Preston Shell, the WCPC unanimously approved the State form needed by Mr. House.

President David Hoar then called upon Michael Gettlefinger in continuation of business from the May, 2017 WCPC meeting regarding a compost/litter storage building upon the operation of Mr. Gettlefinger. Mr. Gettlefinger addressed the WCPC and reminded them that he desired to place a compost building upon his operation. Mr. Gettlefinger had previously obtained the required permits from the Indiana Department of Environmental Management but had, in the past, failed to provide certified mailing notices to all of the adjoining property owners. Mr. Gettlefinger did note that all of the adjoining property owners, as well as additional property owners, had been given notice by regular mail through the process of the IDEM permitting procedure of the adding of the compost/litter storage building to his operation. After discussion, it was determined that Mr. Gettlefinger had sent certified letters notifying adjoining landowners touching the land upon which the operation exists, with the exception of three (3) individuals, All other terms and conditions of the permit application have been met by Mr. Gettlefinger. After discussion, the WCPC directed that Mr. Gettlefinger send the remaining three (3) adjoining landowners, by certified mail, letters notifying them of his intent to construct a compost/litter building upon his existing operation, that he include in the notice letter that the adjoining landowners have fifteen (15) days in which to voice an objection to the building director, that if an adjoining landowner voiced such an objection to the building director that the building director would so notify Mr. Gettlefinger and place a stop-work order upon the building of the compost/litter building until the July meeting of the WCPC so that the adjoining landowner could be heard as to their

objection; if no objection is filed, the WCPC would then grant final approval to the permit of Mr. Gettlefinger at its July meeting. Following discussion, a motion was made by Ervin Day to grant said conditional approval of Mr. Gettlefinger's permit based upon the conditions stated herein; said motion was seconded by Anthony Scifres; and upon no further discussion the same was unanimously approved. The question of whether there was any objection by an adjoining landowner and that Mr. Gettlefinger gave proof to the building director of notice of mailing to the remaining three (3) adjoining landowners by certified mail will be addressed at the July meeting of the WCPC as unfinished business.

Plan Director Travis Elliott gave his report and informed the WCPC that Chase Thompson had completed and filed two (2) permit applications, one (1) for a compost/mortality building and one (1) for a manure/litter building under Case Nos. 17-03 and 17-04. Following discussion, it was determined to consider both applications together as they address separate buildings to be built at the same existing operation. It was noted that a variance had previously been given to Mr. Thompson for both of the permit applications immediately prior hereto by the Board of Zoning Appeals. Upon review of the applications, the WCPC held general discussion and asked Mr. Thompson questions regarding the layout of the additional buildings to the existing operation and questions regarding the operational details as set forth in the permit applications. Upon close of discussion, and there being no member of the public to speak against the applications, Preston Shell made a motion to approve both permits, and the same being seconded by Mark Hartman, the motion was unanimously approved. The permit applications were thereby granted.

Plan Director Travis Elliott proposed two (2) new permit application forms for compost and manure buildings which he believes were much more direct to the point of a manure building or compost building as opposed to the construction of a new AFO, CFO, or CAFO. The WCPC held discussion regarding the applications throughout the remainder of the meeting. Danielle Walker expressed her belief that the WCPC was really now dealing with accessory buildings as opposed to AFO's, CFO's, or CAFO's and that accessory buildings should be viewed as something generally more favorable to an existing operation. Max Greene had questions regarding the permits and what the basis of the new permits were and how they would differ from the existing permit applications for AFO's, CFO's, or CAFO's. The different permits proposed by the Building Director were labeled as Permit #1 and Permit #2. Following discussion, it was determined by the WCPC that Permit #2 represented the consensus of the WCPC as to which of the two (2) applications should be approved. However, the Board noted that there should be additional changes made to Permit #2. Those changes were that the name of the permit should be restated to include the fact that the manure storage or compost facility would be at an existing AFO, CFO, or CAFO. Further, throughout the application, the word "proposed" should be removed and, where necessary, words to the effect of the existing or an existing operation should be used. Further, upon page 2 of the five (5) page application, it was determined that a letter from the animal processor stating whether the proposed operation is to be an AFO, CFO, or CAFO was not necessary for the purpose of this application. Use of a document entitled "Appendix B" and criteria section explanations would continue to be used on the application just for an informational standpoint, but with no scoring or points to be completed on the Appendix. After much discussion, a motion was made by Preston Shell to use Permit #2 as a separate and distinct permit for the construction of a manure or compost storage facility on an existing AFO, CFO, or CAFO operation in Washington County. Said motion was seconded by Mark Hartman and the same was unanimously approved.

There being no additional business to come before the meeting, Preston made a motion to adjourn the meeting and the same being seconded by Ervin Day, the motion to adjourn was unanimously approved with the meeting closing at 8:45 p.m.

Washington County Plan Commission by:

David Hoar, President

Danielle Walker

Jeff Souder

Ervin Day

Mark Hartman

Anthony Scifres

Preston Shell

Kevin Carty

WCPC Attorney:

Mark D. Clark