MINUTES OF MEETING OF
WASHINGTON COUNTY PLAN COMMISSION
BOARD OF ZONING APPEALS
Held July 6, 2020
Washington County Conference Room

Regular meeting of the Washington County Plan Commission was called to order at 7:15 p.m. Commission members present in person were Todd Ewen, Kevin Baird, Keeley Stingel and Emily Rodman; Commission member Mark Hartman attended the meeting telephonically; absent were Danielle Walker, Ervin Day, Deirdre Miller, and John Quatroke. Board of Zoning Appeals member present in person was Max Greene; Board member Mark Hartman attended the meeting telephonically; absent were Darrell Tye and John Mishler. Also present were Commission Attorney John Mead, Plan Director Travis Elliott, members of the public Ryan Schnell and C.T. Stahl; David Hoar attending the meeting telephonically.

The Pledge of Allegiance was led by Attorney Mead; Todd offered prayer.

Minutes of the June 8, 2020 meeting were reviewed. Upon motion by Todd, second by Emily, the minutes were unanimously approved as presented.

Travis presented the application of Stahl Grain Farm, LLC. Applicant C.T. Stahl stated that the farm was for the construction of a 390' x 51' structure to house 104,000 pullets. It was stated that the construction would be a cage-free system with automatic manure removal directly from the barn to an enclosed manure building via conveyor belt. The pullets are free range within the structure. This construction would be the first of its kind in Washington County. Upon motion by Kevin, second by Todd, the application was unanimously approved.

Keeley directed the Commission to the telephonic appearance of David Hoar who spoke regarding the presence of well water on farms. David stated that depending on the karst of the land, there could be problems in receiving a sufficient supply of water. David stated that when language is incorporated into the application, it should include that rural water or adequate well water in the range of 10,000 to 14,000 gallons per day is needed. It is likely that two (2) wells would be needed for adequate supply. David further noted that a rule should be included to require well testing and that the water supply be demonstrated prior to issuance of a permit. In some instances, storage tanks may be incorporated.

Todd expressed his concerns with the application of Kevin Green questioning if the well should be tested and if a professional report should be requested.

There was discussion regarding well drillers reporting information to the IU Geology Department; it was suggested that the department be contacted for well data.

Travis questioned if the set back requirements would need to be modified to include wells.

David stated that it is important to know about water quality and that the applicant should be aware of the available water supply and quality.

Todd presented the invoice of WTH Technology in the amount of $2,100.00 for the addition of a zoning layer to the GIS mapping. Upon motion by Emily, second by Kevin, the Commission unanimously approved payment of the invoice.

There being no additional business to come before the meeting, upon motion of Keeley, second by Emily, the Commission unanimously approved to close the meeting at 8:27 p.m.

The Board of Zoning Appeals was not called to order; no action taken.

Washington County Plan Commission by:

Mark Hartman, President

Danielle Walker, Vice President

Keeley Stingel, Secretary

Ervin Day

Todd Ewen

Kevin Baird

Deirdre Miller

Emily Rodman

John Quatroke

Board of Zoning and Appeals by:

Max Greene, President

Mark Hartman

Darrell Tye

John Mishler

WCPC/BZA Attorney:

John W. Mead