MINUTES OF MEETING OF

WASHINGTON COUNTY PLAN COMMISSION

Held May 6, 2025

Washington County Conference Room

The regular meeting of the **Washington County Plan Commission** was called to order at 6:30 P.M., on May 6, 2025, following a brief meeting of the BZA. Board members present included Todd Ewen, Emily Rodman, Danielle Walker, Andrew Davisson, Kevin Baird, David Lyles, Lori Gilstrap, and Marsha Dailey. New Plan Commission member, James Logan Davidson, was present for a brief period of time, during the first part of the meeting.

Also present was Commission Attorney, Lisa M. Fleming. Planning Director, Travis Elliott, was absent. Also present were our Guest Speakers, Conner Barnette and Daniel Blann, and Owen Speth and Colin Snow of Ranger Power. There were several members of the public present including Angie Wilson, Mike Spurgeon, Denise Coots, Max Green and Rhonda Green. Several members of the public who attended did not sign in.

All in attendance recited the Pledge of Allegiance, led by Todd Ewen. Kevin Baird offered a prayer.

President Todd Ewen, then welcomed and introduced our **newest member, James Logan Davidson, who had just given his Oath of Office**. President Ewen, offered Mr. Davidson the opportunity to say a few words. Mr. Davidson then opened his cell phone and read a written statement. He then abruptly resigned and walked from the conference room.

The **January 7, 2025 Plan Commission Meeting Minutes** were reviewed and unanimously approved following a motion made by Danielle Walker which was seconded by Kevin Baird. The **January 23, 2025, Special Meeting Minutes** were also reviewed and unanimously approved after a motion made by Danielle Walker that was seconded by Kevin Baird.

There was a lengthy discussion on the **draft Subdivision Ordinance** which was led by Conner Barnette and Daniel Blann. Emily Rodman asked that everyone (both the Plan Commission Members and the Public) take the review of the draft ordinance seriously. After Emily talked at length about this important topic, Danielle Walker also weighed in and shared her observations.

A discussion of the **minimum acreage requirement** followed, with nearly all Plan Commission Members weighing in. Daniel Blann talked about the 5-acre minimum acreage in Brown County, and talked about how it was briefly lowered from 5-acres to 2-acres, and then increased back to 5 acres. Kevin Baird weighed in on why he still believes a 2-acres minimum acreage requirement is important, and Lori Gilstrap agreed and gave her rationale. President Todd Ewen asked Marsha Dailey to talk about the restrictions in her subdivision off Voyles Road outside of Pekin, and she verified that there is a 2-acre minimum. Marsha went on to add that some of her neighbors have more than one lot which places a greater distance between properties.

A discussion of the **minimum acreage for confined feeding** then followed. Some farmers have split off land around their confined feeding operations, and there was no requirement in place that setbacks remain in place. This could potentially cause "coming to the nuisance" actions if homes are built adjacent to these confined feeding buildings that may house large numbers of poultry or livestock again in the future. Attorney Lisa Fleming suggested that restrictive covenants could be used to preserve the setbacks when there is a split. President Ewen tasked Ms. Fleming with drafting language to address this.

Owen Speth and Colin Snow of Ranger Power discussed the **commercial solar initiative** in Washington County, and the current moratorium on commercial development. They discussed the 200 Mega Watt project. They answered many questions, mostly from members of the public who were in attendance. They explained the differences in the type of commercial

solar farms proposed for Washington County with some in the southwest that can harm birds. They confirmed that the project in Washington County would not include battery storage.

The meeting adjourned at approximately 8:30 P.M., following a motion made by Kevin Baird, seconded by Adnrew Davisson and unanimously approved.

Washington County Planning Commission by:

Todd M. Ewen
Todd Ewen, President

Kevin Baird
Kevin Baird, Vice President

Danielle Walker
Danielle Walker

Emily Rodman
Emily Rodman

David Lyles
David Lyles

Andrew Davisson

Lori Gilstrap

Marsha Dailey
Marsha Dailey

Vacant

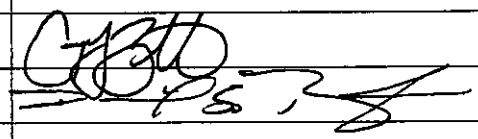
Lisa M. Fleming
Lisa M. Fleming, Attorney for WCPC/BZA

BZA/Washington County Plan Commission
Guest Speaker(s) Sign in Sheet

05/06/2025 | 6:00-8:00pm

Location: Historic Courthouse on the Salem Square

Guest Speakers:

Printed Name of Speaker	Signature of Speaker
Conner Barnette	
Daniel Blann	

Sign-In Sheet for
BZA Meeting and Washington County Plan Commission Meeting

Date / Time: 05/06/2025 / 6:00 P.M. –

Location: Historic Courthouse on the Salem Square

Planning Commission Members	Signature of Attendee
Lisa Fleming (Non-Voting)	Li Fl.
Travis Elliott (Non-Voting)	
Emily Rodman (Elected)	ERodman
Danielle Walker (Purdue)	DWalker
Todd Ewen (Elected)	
Andrew Davisson (Elected)	
David Lyles – (Appointed)	
Kevin Baird (Appointed)	Kevi Baird
Marsha Dailey (Appointed)	
James Logan Davidson (Appointed)	
Lori Gilstrap (Appointed)	

BZA Members (All Appointed)	Signature of Attendee
John Mishler, President	
Lori Gilstrap, Vice President	
Lisa Fleming, Secretary (Non-Voting)	Li m. Fl.
Denise Coots	
Marsha Dailey	
Ryan Packwood	

Printed Name of Attendee	Signature of Attendee
RHONDA GROOM	
MAX GROOM	
Angie Wilson	
Mike Spurgeon	
Denise Coots	