ORIGINAL TO BLDG COMMISSIONER ON 2/28/2026

MINUTES OF MEETING OF

WASHINGTON COUNTY PLAN COMMISSION

Held October 7, 2025
Washington County Conference Room

The regular meeting of the **Washington County Plan Commission** was called to order at approximately 6:30 P.M., on October 7, 2025, by President Todd Ewen. Board members present included Todd Ewen, Emily Rodman, Danielle Walker, Lori Gilstrap, Kevin Baird, Marsha Dailey, David Lyles, and Lucy Brenton. Andrew Davisson was absent.

Also present was Plan Commission Attorney, Lisa M. Fleming and County Building Commissioner, Travis Elliott. Members of the public present included Aaron Walker, Tony Cardwell, Brent Miller, Olivia Wimmer, Rick Voyles, Jeff Cress, Lyle Shelton, Daniel Blann, Preston Shell, Ty Terrell, Lisa Crowder, Destiny Amick, Mike Wimmer, P. Reylins, J. Crawford, Wendell Brown, Debbie Knight, Bob Fletcher, Max Green, Rhonda Green, Patty Colglazier, Tiffany Cook, Phillip Colglazier, John Fleming, Virginia Potter, John Potter, and D. Brenton, Owen Speth of Ranger Power and Conner Barnette of Hoosier Planning Associates were also in attendance.

Those present recited the Pledge of Allegiance, led by Lori Gilstrap. Kevin Baird offered a prayer.

The **Plan Commission Meeting Minutes from August 5, 2025**, were reviewed. (**There was no Plan Commission Meeting in September 2025**.) Lucy Brenton noted a misspelling of Lori Gilstrap's last name and asked for a clarification of the relation noted in the same paragraph. The relation, "grandfather" was changed to "husband's grandmother." President Todd Ewen asked for a motion to approve with the changes. A motion was made by Kevin Baird to approve the minutes as changes and the motion was seconded by Danielle Walker. There was a unanimous vote to approve the corrected meeting minutes.

Todd thanked everyone for coming tonight for the Plan Commission meeting and **Public Hearing on the Draft Subdivision Ordinance**. Todd introduced all members of the Plan Commission. Todd announced that he would first give everyone who signed up to speak on the Subdivision Ordinance the opportunity to do so. Rhonda Greene and Max Greene were the only people who indicated on the sign-in sheet that they wished to speak, however the topic/question they listed on the sign-in sheet did not pertain to the Subdivision Ordinance. Todd noted this and then Max Greene said that he had comments on the Subdivision Ordinance. Rhonda Greene stated that she would yield her time to Max Greene. Max Greene noted that some of the language in the old Subdivision Ordinance should have been included in the new Subdivision Ordinance, particularly as it relates to lot dimensions. He brought up easements, shared driveways and safety, and said that he believes were better addressed in the old ordinance than the new ordinance.

Todd asked Conner Barnette and Daniel Blann to come forward and address the concerns that Max brought up. During Conner's discussion, Plan Commission Members Lucy Brenton and David Lyles interjected about septic systems, surveys, legal description, buildings constructed partially on property owned by others, etc. Todd asked Conner if he knew how many other counties required surveys. Conner did not have this number. Other Plan Commission members had comments and spoke up at various stages of the discussion.

After all Plan Commission Members had an opportunity to offer comments, Todd talked about how lengthy many Solar Ordinances in Counties around the State were compared to our 17-page, concise draft Ordinance. Todd then called for a vote on the Resolution of the Subdivision Control Ordinance with corrections. Six members voted by hand in favor of the Resolution and two members voted against the Resolution on the Subdivision Control Ordinance with corrections. Danielle Walker explained why she voted against the Resolution in its present form. Todd then announced that this concludes the Public Hearing on the Draft Subdivision Control Ordinance.

Todd then called for a **5-minute recess** before we moved to the topic of the Miami County Solar Ordinance.

After the recess, Todd announced that we were going to go back on the record and ask for a motion to approve the Draft Subdivision Control Ordinance and send it to the

Commissioners for their Approval, and then take a voice vote. A motion was made by Kevin Baird which was seconded by David Lyles, and then a voice vote was conducted on the Draft Subdivision Control Ordinance. All Plan Commission members in attendance voted in favor of the Resolution except for Lucy Brenton and Danielle Walker.

Todd then kicked off the discussion on the Miami County Solar Ordinance solar and recognized Owen Speth of Ranger Power for coming to many of our meetings and addressing so many of our questions and being so helpful. He then opened the floor up for discussion of the Miami County Solar Ordinance. Lucy Brenton then interjected that everyone first needed to declare any conflict of interest. All Plan Commission Members in attendance reported no conflict. David Lyles asked how maintenance on solar panels will work when there is dust during harvest time. A lengthy discussion on a number of topics then ensued.

David then asked where the solar panels would come from. Todd invited Owen to come down and address questions and concerns from the speaker's table. Owen addressed David's question about dust during the harvest and said that Mother Nature takes care of dust removal from panels. Lucy Brenton then talked about tariffs, sourcing and promoting purchase of panels form the U.S. for job creation. Owen answered that he would not be the purchaser of solar panels but that Ranger Power has a policy to not purchase panels from China. There was a comment about taking farm ground for the solar projects and Owen reported that they do not take farmland, but lease it from property owners who have given an immense amount of thought and consideration before entering into solar contracts.

Lucy Brenton brought up concerns regarding water sources and excavation of topsoil. Owen addressed her concerns and stated that they do not build solar panels on top of water sources, and that the panels are set back some distance away from water sources. Owen also stated that all topsoil remains on the property and is reapplied on that property during decommissioning, per provisions in their solar contracts.

Lucy expressed her interest in not rushing into a decision on solar, she promoted large setbacks, and noted that some counties restrict or prevent certain solar operations. She also expressed her opinion about fines resulting in a loss of property, and restrictions on solar in certain counties. David Lyles asked about efficiency of panels over time and Owen provided information on this and timing of decommissioning. Owen also talked about the content of

materials in panels. He said they do not spray a film on panels. Lucy also asked about vibration from solar farms. Owen said fans from inverters are the only source of noise. They can produce levels of decibels once they have a site plan. Lucy Benton then brought up Data Centers, karst, wells, Power supplies and Data Centers. Owen asked to keep the discussion on solar. Lucy then shifted her questions to cash bonds. Todd then interrupted and asked that we concentrate our discussion on the Miami County document.

Todd told everyone that we would continue the discussion on the Miami County Ordinance on Solar Farms at the next meeting.

Todd then asked if there was a motion to adjourn. Marsha Dailey made a motion which was seconded by Lori Gilstrap. The adjournment was unanimously approved.

Washington County Planning Commission by:

Todd M. Ewen
Todd Ewen, President

Ken Baird
Kevin Baird, Vice President

D Walker
Danielle Walker

Emily Rodman
Emily Rodman

David Lyles

Andrew Davisson

Lori Gilstrap
Lori Gilstrap

Marsha Dailey
Marsha Dailey

Lucy Brenton

Lisa M. Fleming 1/06/2026
Lisa M. Fleming, Attorney for WCPC/BZA