

Pulaski County Advisory Plan Commission
Commissioners Room, Pulaski County Courthouse
Winamac, Indiana
Monday, May 22nd, 2017

Meeting Minutes

Present: Vice- President Lawrence Loehmer (Surveyor's Appointee), President Jim Thomason, Darrin Wagner; Extension Ag Educator Phil Woolery; Rick Stone, County Commissioner Jerry Locke, Executive Secretary Doug McKinley, Matt Rausch, County Councilman Jay Sullivan, Building Official Doug Hoover, Building & Zoning Coordinator / APC Secretary Chance Blankenship; Community Development Commission Executive Director Nathan P. Origer

Absent: County Attorney Kevin Tankersley

Visitors: Pam Chumley, John Green, Sara Green, Larry Leman, Scott Fritz, Keith Heigl, Laura Heigl, Matthew Heigl, Tom Gillesyle, Jamie Chice, Josh Brown, Matt Kelsey, Jim Lolkena, Nick DeKruger, Jerry Johnson, Tom Fritz, Jared Brown, Michael Veenhuizen

Call to Order

President Jim Thompson called the meeting to order at 7:00 pm.

Approval of Agenda

Motion to approve: Rick Stone; second: Darrin Wagner; no discussion; approval: all.

Approval of Minutes

Motion to approve: Lawrence Loehmer; second: Rick Stone; no discussion; approval: all

New Business

Public Hearing: Docket # 052217-01 Consideration of a change of the zoning classification from A-1 General Agriculture District to A-2 Intense Agriculture District to allow the construction of a confined feeding operation consisting of four wean-to-finish pig production buildings. Located at 700 W & 300 S., Winamac, IN 46996 consisting of 40 acres in Jefferson Township.

Michael Veenhuizen is the representative for JOJA, LLC prepared by Livestock Engineering Solutions, Inc. Dr. Veenhuizen is first allotted 15 minutes to present the petitioner's case.

- Intention is to have up to 4 buildings at the location each building has the capacity to house 3200 hogs.
- Manure storage and mortality compost disposal (6-8 bins at 120sqft) methods have been approved.
- Their plans for the facility do not violated our development ordinance, as far as setbacks and lot area.
- The wooded buffer of trees to the north and east was selected to control or help minimize emission.
- 0 homes within a quarter mile, 6 homes within half a mile, 21 homes within a mile.
- Air comes in from the south and is exhausted out of the fans to the north of the building.

Each member of the public now is allotted 3 minutes to voice their questions and concerns:

Larry Leman- Rose Acres and JOJA farms in Ripley give off odor that can be smelt at his house. Also, the roads are already poor and more traffic would be harmful. The noise will be an issue as well, he works nights and it will be difficult. The smell will be an issue.

John Green- Also, the roads are already poor and more traffic would be harmful. The noise will be an issue as well. Rose Acres and JOJA farms in Ripley give off odor that can be smelt at his house. Totally 100% against the project and will sue.

Jerry Johnson- lives about a mile away, and claims the houses will definitely be able to smell the facility. The property values for the homes in the area will drop. Having children he would rather not have them breathing contaminated air from the facility when they play outside. Truck traffic will also effect his children.

Tom Fritz- How far will that odor travel on a day with no wind? How many fans and how many CFMs?

Nick DeKrugar- Supportive of the Brown family, they do a great job of keeping their confinement buildings clean. They work together in the county.

John Hoek- Consultant on the first JOJA project and thinks the Browns are great farmers.

Discussion was had amongst the members, Jim Thompson suggested tabling the vote until a future meeting, but others wanted to vote that night. The reason being that they could not discuss it outside the meeting and that there wouldn't be any additional information needed.

Motion to approve: Lawrence Loehmer; second: Jerry Sullivan; no discussion; approval: 7; disapproval: 2;

Old Business

Nathan Origer introduced the living document, the list of changes we plan to make to the Development Ordinance at the end of the year. These changes include:

- Consider addressing the absence of Brewery, Distillery, and Winery from the Tables of Uses.
- Do we want to increase the maximum size for a sign exempt from a permit?
- Need to address short-term rental use (AirBnb, VRBO)
- Considering Decreasing A-1 setbacks, also Industrial setbacks
- Urban Agriculture Use.
- Clean up the language in Sections 2 and 6 regarding types of subdivision for clarification of contradiction or gaps.

Other Business

None.

Public Comment

None.

Adjournment

Motion: Lawrence Loehmer; second: Darrin Wagner; no discussion; approval: all. 8:35*p.m.*

Sincerely submitted,

Staff, Pulaski County Advisory Plan Commission

President Jim Thompson _____

Executive Secretary Doug McKinley _____

Administrative Secretary Chance Blankenship _____