

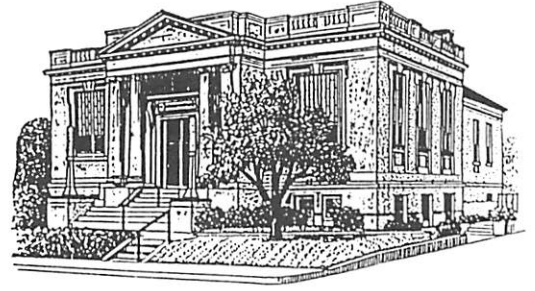
WELLS COUNTY AREA PLAN COMMISSION

WELLS CARNEGIE GOVERNMENT ANNEX

223 W. Washington St.

Bluffton, Indiana 46714-1955

Room 211 PHONE - 824-6407



March 26, 2009 WELLS COUNTY AREA PLAN COMMISSION MEETING

THURSDAY APRIL 2, 2009, AT 7:30 P.M.

ROOM 105 (MULTI-PURPOSE ROOM) LOWER LEVEL OF THE WELLS CARNEGIE
GOVERNMENT ANNEX BUILDING, 223 W. WASHINGTON ST., BLUFFTON, IN.

USE SIDE ENTRANCE - WEST SIDE OF THE BUILDING

AGENDA

ROLL CALL

APPROVAL OF MINUTES

NEW ITEM

A09-04-05 JACKSON TWP., SW/4 36-25N-10E Kris and Ann Frauhiger requesting development plan approval for a Confined Animal Feeding Operation (CAFO) in an A-1 zone at 11569 S 700 West-90 Montpelier, IN.

ADVISORY

- Adopt Ordinance Revisions
- Rules of Procedure
- Legal Advertisement

ADJOURN

ROLL CALL

Harry Baumgartner
Deb Charleston
Jarrod Hahn
Bill Horan, President
Finley Lane

Joe Langel
Jerome Markley
Mike Morrissey
John Schuhmacher

Michael Lautzenheiser, Jr., Secretary

Board President, Bill Horan, called the April 2, 2009 meeting of the Area Plan Commission to order at 7:30 p.m. Roll call was answered by nine members, Angie Dial and Mark Shaffer were absent.

Jarrod Hahn offered a motion to approve the minutes from the March meeting and Mike Morrissey seconded the motion, with a correction to be made as cited by Bill Horan, members approved the minutes 8-0-1, Joe Langel abstained.

NEW ITEM:

A09-04-05 JACKSON TWP., SW/4 36-25N-10E Kris and Ann Frauhiger requesting development plan approval for a Confined Animal Feeding Operation (CAFO) in an A-1 zone at 11569 S 700 West-90 Montpelier, IN.

Travis Frauhiger presented the development plan for the expansion of the current livestock operation that the family operates. This family he stated has been milking cows in Wells County approximately 30-years and their intent is to increase the 400-head they currently have to 700 or more that would make the operation fall in the category of a CAFO and also under IDEM regulations as well as local ordinances.

The development plan includes a 60' X 248' building; 72' X 248' building; 70' X 96' building; cement pads for dry stack manure; cement pads for commodities and grains and a lagoon for waste.

Michael explained the point system that CAFO development plans are required to score a minimum of 220 points and this project has scored 226 points. A water conservation plan was submitted, it was determined that there will be a economic impact with an increase to the tax rolls, setbacks are greater than the minimum requirement, they have a plan for the IDEM required 180-day manure management storage plan and a Nutrient Management Plan has been filed with IDEM.

They plan to pump out of the lagoon twice a year once in the spring and once in the fall and have obtained written agreement for 2,000 acres for the application of manure.

The portion of the property that is considered to be in the floodplain will have a LOMA map before any permits may be issued.

From the audience some property owners who stated they live nearby expressed their concern about the operation and the effects it may have on their property. C. J. Mounsey stated he was concerned for his property value and how the manure will be handled for application to fields and pumped from the lagoon. And wanted assurance that the errors of the past would not be repeated by leaving a large mound of manure piled for months. Mr. Mounsey stated he lives downwind from the site and is concerned about breathing safe air.

Jerry Tucker said he is interested in the tile and drainage plan as some of the tile also goes through his property.

Creek contamination was questioned and the new lagoon will be 300' ft. further away than the previous one, a tile was located and will be re-routed that should address those concerns.

Mrs. Frauhiger made a statement they do not have to get the CAFO approval, they could have 5 separate farms and keep the number of cows just under the CAFO guidelines in 5 different locations, but they had made the decision to do things correctly and abide by all the regulations put forth by both IDEM and Wells County. She added that their intentions are to run a good operation and to be in compliance.

Emmett Dollier spoke about a hog operation that he has made complaints on that he does not feel have been addressed adequately as well as concerns about the Kelly Ditch that is nearby, and the water tables.

Kris Frauhiger said they have two wells and the nearest neighbors are a pretty good distance away and they presently are only using about 1/3 of their current capacity. They have submitted a water conservation plan and recycle water used for cooling it goes into big tanks and is stored for use in cleaning the parlor and in the summer water down the cows, it is estimated that this process alone saves a million gallons of water a year.

Conditions for Approval: DNR must determine the BFE and the appropriate steps will be taken to be in compliance with any floodplain regulations.

Motion: Joe Langel

Second: Jerome Markley

Vote: 10-0

DIRECTOR COMMENTS:

Summary of public notice for meetings held for amendments to the Zoning Ordinance and re-cap of the changes. APC Attorney, Kent Kiracofe has reviewed the changes, upon being adopted by the APC board the document will be presented to the other legislative bodies for approval.

Motion to adopt the revisions: Mike Morrissey

Second: Jarrod Hahn

Vote: 9-0

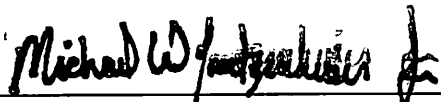
Michael also related at the next meeting a fee schedule for appeals and advertisement for appeals will be addressed. And a procedure for violations will be presented for adoption.

The possibility of a special meeting for a rezoning that was approved at the February meeting was discussed because a lot that should have been included with the other parcels was omitted from the legal descriptions submitted.

The April 2, 2009 meeting of the Area Plan Commission adjourned at 9:05 p.m.



William Horan, President

ATTEST: 

Michael Lautzenheiser, Jr., Secretary