

MINUTES
WHITLEY COUNTY PLAN COMMISSION
REGULAR MEETING

October 20, 2021

7:00 p.m.

Whitley County Government Center
Lower Level, Meeting Room A/B

MEMBERS	PRESENT	ABSENT	STAFF
Michael Bemis	X		Nathan Bilger
Dane Drew	X		Brent Bockelman
Brent Emerick	X		
Theresa Green	X		LEGAL COUNSEL
Thor Hodges	X		Elizabeth Deckard
Kim Kurtz-Seslar	X		
Joe Wolf	X		NONVOTING ADVISOR
Brad Wolfe	X		John Woodmansee
Doug Wright	X		

AUDIENCE MEMBERS

The audience list of in-person and electronic guests is attached below.

CALL TO ORDER/ROLL CALL

Mr. Hodges called the meeting to order at 7:00 p.m. and led the Pledge of Allegiance. Mr. Bilger read the roll call with members present and absent listed above.

CONSIDERATION OF PREVIOUS MEETING MINUTES

The minutes for the September 15 regular meeting and Workshop were presented for consideration. Mr. Hodges asked if members required time to review the minutes. Hearing nothing, he called for a motion. Mr. Wolfe made a motion to accept the September 15 minutes as presented. Mr. Bemis seconded. Mr. Hodges asked for verification from Mr. Bilger that all members were present for the September meeting and workshop. Mr. Bilger confirmed that all were present. Motion passed 9-0 by roll call vote.

ADMINISTRATION OF OATH

Mr. Bilger administered the oath to audience members wishing to speak.

NEW BUSINESS

21-W-SUBD-18, Primary approval, “Farber Estates”

The petitioner, owner of the subject property, is requesting an approval for a two-lot subdivision to be named Farber Estates. The proposed plat is located on the southwest side of West

Lincolnway, just southeast of the intersection with Schuman Road in Section 31 of Thorncreek Township. The site is currently improved with a residence and outbuilding.

Mr. Bilger presented the staff report.

He reviewed staff's proposed conditions:

1. Secondary plat approval delegated to the Plan Commission Staff.

Mr. Hodges asked the petitioners or a representative to address the Commission.

Daniel Farber, 1618 3rd Street, Fort Wayne, stated that he was looking to build a house behind his mother's home to be close.

Mr. Hodges asked if anyone present would like to speak for or against this petition. Hearing nothing, Mr. Hodges asked for Commission discussion or a motion. Mr. Drew made a motion to approve 21-W-SUBD-18 with the recommended condition by staff. Mr. Emerick seconded. The motion passed unanimously by roll call vote.

21-W-SUBD-19, Primary approval, "Duggan's Country View"

Dennis and Nancy Duggan requested an approval for a two-lot subdivision to be named Duggan's Country View. The proposed plat is located on the north side of 150 North, about 2,000' west of the intersection with Johnson Road in Section 34 of Smith Township. The site is currently improved with a residence and outbuildings.

Mr. Bilger presented the staff report. Proposed are two lots and dedicated right-of-way. The proposed plat will include a triangular piece to the east of the main property that is currently an ingress/egress easement for the existing driveway. Platting is required due to the size of the proposed splits from the 1979 parent tract. This is the first platted lots from the 2018 parent tract, so no rezoning is required. He reviewed the zoning in the area. Mr. Bilger noted that the adjacent property to the west is zoned AGP, and legal drain in the middle of the property.

Mr. Bilger displayed an aerial image of the parent tract, the proposed plat diagram, and an aerial image with a plat overlay. He explained how the shape of the lot had changed from the original to include the additional triangle piece to incorporate the drive way area

Mr. Bilger reviewed the zoning and referenced 5.22 RS-03 regarding subdivisions and AGP zoned property. Including items that should be addressed as part of the primary plat.

RS-03: AGP Standards. All new residential subdivisions within 300 feet of an AGP zoned property must address as part of the Primary Plat the following [this is existing text moved from Section 3.3]:

- A. Offsite surface drainage impacts
- B. Subsurface tiling system impacts
- C. Security of AGP zoned property from residential uses.
- D. Subdivision plat notes and restrictive covenants on the property deeds holding harmless agricultural production in the AGP district when operating under normal practices.

Mr. Bilger asked that the Commission to give some thought as to whether RS-03 was intended for all new residential subdivisions or just intended to major subdivisions because of the section that it is in. It could be a typo or could be an important distinction to make. He stated that if it is applicable in this situation, the four parts would need to be addressed.

Mr. Bilger reviewed proposed conditions.

1. Secondary plat approval delegated to the Plan Commission Staff.
2. Health Department requirements must be met prior to recordation of secondary plat.

Mr. Hodges discussed section C of RS-03 and his interpretation of how he views this is that with larger subdivisions, it may be the developer or someone who would not be the final homeowner doing the subdividing. With smaller subdivisions, it would be more likely that it would be the landowner or home owner and that RS-03 would not apply to small subdivisions. He then asked for other member input on section C.

Mr. Bemis stated that his interpretation of section C would be to put provisions in place to protect AGP zones from subdivisions being put in adjacent properties.

Mr. Wolfe asked for measurements of a certain part of the AGP area and stated that his interpretation of section C seems to be more in line with major subdivisions and the property is question is not a major subdivision. Mr. Bilger stated that the next resident property line to the west was 200' and not wide enough for another residence.

Mr. Hodges stated that the commission needed to decide if this code would apply and that his interpretation would be that it would not apply.

Ms. Kurtz-Sesler asked if there were any minutes available from a code development meeting that would help clarify the intention. Mr. Bilger stated that the terminology was from the 2006 zoning code and text was a verbatim move.

Mr. Wright stated that his interpretation was that this is not a major subdivision, so it would not apply and that he agreed that it seems to be in place to protect the AGP properties.

Mr. Wolf asked if the property being split was going to a family member. Mr. stated that this would be a question for the petitioner.

Mr. Bemis asked for clarification on drainage tile on the AGP property continued onto the property in question. Mr. Bilger confirmed there was and that it changed to an open ditch on that property and on to the Southeast.

Mr. Hodges asked petitioner to come forward and address the commission.

Jeremy Fox, 8964 E. South Circle Dr, Churubusco, stated the property was being purchased from his mother to be closer to them. Stated he has the soil test results and will provide a copy for the staff.

Mr. Wolf asked about the petitioner being a family member of current owner. This was confirmed.

Mr. Emerick asked to confirm that the petitioner understood what AGP was and what the intentions of the neighboring property owner. Mr. Fox discussed protection of farm land and drainage issues.

Mr. Hodges wanted to make sure that the petitioner clearly understood that AGP could mean the placement of large-scale confined feeding operations and that could happen on the adjacent property.

Mr. Fox confirmed that he does understand that. He is familiar with CFO's and knows of others in the area. He confirmed that he is okay with that possibility in the future.

Mr. Hodges opened the public hearing. With no comments forthcoming, he closed the public hearing and turned to the Commission for discussion.

Mr. Wolfe discussed going to application of 5.22 in this case to this property.

Mr. Bemis stated that most of the commission members agreed this is not a major subdivision by definition. However, by interpretation of 5.22, is section C meant to protect AGP from further adjacent properties becoming residential.

Mr. Hodges stated that the commission needed to deal with the first issue of whether this should be applied to this case. This could save some time in tonight's meeting.

Mr. Wolfe asked for the definition of a "Major Subdivision" per comp plan.

Mr. Bilger stated that it is not defined in the comp plan but is defined in the zoning code as creation of three platted lots or more from a parcel that existed in 2018.

Mr. Wolfe stated that his thought was that we should follow this definition and if not, it would just be a judgement call.

Mr. Hodges stated that he agreed and that his thought would be that 5.22 would not apply in this situation.

Mr. Bemis asked for clarification of what would or would not apply.

Mr. Wolfe clarified that this parcel would, or would not, classify as a major subdivision.

Mr. Drew stated that he is not concerned with this due to the area that it is in, and the parcel involved. If it were a larger area or field, he would be more concerned with it.

Mr. Hodges Stated a motion that being that this parcel does not qualify as a major subdivision, that the information provided in 5.22 would not apply and move forward with the consideration of the subdivision.

Mr. Wright made the motion and seconded by Ms. Kurtz-Sesler. Motion passed unanimously by roll call vote

Mr. Bilger stated for reference that the first three items are no longer proposed conditions because they do not apply.

Mr. Bemis made a motion to approve 21-W-SUBD-19 with staff recommendations. Seconded by Mr. Wolf. Motion passed unanimously by roll call vote.

21-W-SUBD-20, Primary approval, "Luke & Taylor's Subdivision"

Luke and Taylor Schrader, contract purchaser of the subject property, is requesting an approval for a one-lot subdivision to be named Luke & Taylor's Subdivision. The proposed plat is located

on the north side of Old Trail Road, about 2,200' west of the intersection with Johnson Road in Section 12 of Union Township. The site is currently a field.

Mr. Bilger presented the staff report. He stated that the proposed is one lot and dedicated right-of-way. Platting is required due to previous splits from the 1979 parent tract. This is the first platted lot from the 2018 parent tract, so no rezoning is required. The nearest current CFO is 9,000'± away to the north. The anticipated use is for residential.

Mr. Bilger displayed an aerial image of the parent tract, the proposed plat diagram, and an aerial image with a plat overlay. He identified staff's proposed condition:

1. Secondary plat approval delegated to the Plan Commission Staff.

Mr. Wolfe asked about restrictive covenants not being submitted and if they were needed.

Mr. Bilger explained that covenants are not needed and not generally done on one lot subdivisions. They are enforced by the homeowner. Multiple lot plats benefit more and are recommended.

Mr. Hodges asked the petitioners or a representative to address the Commission.

Taylor Schrader, 1280 S Raber Road, Columbia City, stated that the plan is to build a home to raise their family.

Mr. Hodges opened the public hearing. With no comments forthcoming, he closed the public hearing and turned to the Commission for discussion or a motion.

Ms. Kurtz-Sesler made the motion to approve 21-W-SUBD-20 with proposed conditions. Seconded by Mr. Bemis. Motion passed unanimously by roll call vote

Mr. Emerick Recused himself from the next item on the agenda.

21-W-SUBD-21, Primary approval, "Emerick Estates"

The petitioner, owner of the subject property, is requesting an approval for a one-lot subdivision to be named Emerick Estates. The proposed plat is located on the west side of 500 East, about ¼ mile north of 900 South in Section 21 of Jefferson Township. The site is currently a field.

Mr. Bilger gave the staff report. The proposed is one lot and dedicated right-of-way. Platting is required due to previous splits from the 1979 parent tract. In 2018, this property was part of an adjacent parcel, which has subsequently had two platted lots recorded. However, this property was recombined with a separate 2018 parcel, which has not had any platted lots. Because of this, no rezoning is required for this lot nor for one additional platted lot from the same parcel; thus, the net number of platted lots created without being rezoned could still be four between the two 2018 parcels. The nearest current CFO is 15,000'± away to the north or west. The anticipated use is for residential.

Mr. Bilger displayed an aerial image of the parent tract, the proposed plat diagram, and an aerial image with a plat overlay.

Mr. Bilger reviewed proposed conditions.

1. Secondary plat approval delegated to the Plan Commission Staff.

2. Health Department requirements must be met prior to recordation of secondary plat.

Mr. Hodges asked the petitioners or a representative to address the Commission.

Bruce Emerick, 6427 State Road 14, Columbia City, stated he wanted to carve out a 6-acre parcel lot for his son and family to build a home on.

Mr. Hodges opened the public hearing. With no comments forthcoming, he closed the public hearing and turned to the Commission for discussion or a motion.

Mr. Drew made a motion to approve 21-W-SUBD-21 with proposed conditions. Seconded by Mr. Wolfe. Motion passed unanimously by roll call vote by all members that voted. With Mr. Emerick recusing himself.

21-W-SUBD-23, Primary approval, “Fairchild Subdivision”

The petitioner, owner of the subject property, is requesting an approval for a one-lot subdivision to be named Fairchild Subdivision. The proposed plat is located on the east side of Johnson Road, about 0.8 mile north of the intersection of 150 North in Section 27 of Smith Township. The site is currently unimproved.

Mr. Bilger presented the staff report. He stated that the proposed is one lot and dedicated right-of-way. Platting is required due to previous splits from the 1979 parent tract. This is the first platted lot from the 2018 parent tract, so no rezoning is required. The nearest current CFO is about one mile away to the south southeast. The anticipated use is for residential.

Mr. Bilger displayed an aerial image of the parent tract, the proposed plat diagram, and an aerial image with a plat overlay. He explained to meet the minimum lot width, it has included a sliver of land from the tract to the south. It is worth being noted that the current building line is toward the front of the property. In past practice, the building lines have been moved to the location where the width is reached.

Mr. Bilger discussed the review criteria with the following conditions.

1. Revise the location of the building line.
2. Add to the plat that any driveway onto Johnson Road is restricted to the northernmost 55' of the lot.
3. Health Department requirements must be met prior to recordation of secondary plat.
4. Adjust the plat according to the requirements of the Parcel Committee.
5. Secondary plat approval delegated to the Plan Commission Staff.

Mr. Hodges asked the petitioners or a representative to address the Commission.

Kevin Michel of Walker and Associates, representative of the petitioner, supplied the commission with handout. He addressed how they handled the amount of land that was being taken from the parcel to the south. He also stated that they could revise the building line back to the area of the jog in the south property line. Which would then require a variance if were to be moved forward of that. Kevin stated that the proposed building site would be behind the 225-foot line and would need a variance to build and buildings ahead of that line.

Mr. Wolfe asked Mr. Bilger what his recommendation was on the building line issue.

Mr. Bilger stated that his recommendation as a compromise would be to add notation where 225-foot line is as a building width on the property.

Ms. Green discussed the drainage concern.

Mr. Bilger stated that the health department has one of two soil test locations for septic system determined.

Ms. Kurtz-Sesler asked if this was the first building line exception issue that had been addressed.

Mr. Bilger stated that it is the first since he started.

Mr. Bemis asked why it was proposed to not move the building line.

Mr. Bilger stated that it was a way to compromise without moving the building line. His recommendation was to move the building line.

Discussion was made about the building line and that the staff recommendation of revising the location of the building line was stated as an original proposed condition in the staff report.

Mr. Bemis made a motion to approve 21-W-SUBD-23 with proposed conditions. Seconded by Mr. Drew. Motion passed unanimously by roll call vote.

21-W-REZ-6, Anthony Aguilar AG, agriculture to RR, Rural Residential

Mr. Bilger Stated that Anthony Aguilar is attending electronically.

Mr. Biller gave the staff report. Stating that the petitioner, Anthony Aguilar, pending purchaser of the subject property area, is requesting a zone map amendment for 18.2± acres located on the south side of 200 North, about 700' east of 450 East and 2,500' west of State Road 205 in Section 32 of Smith Township. The property is currently unimproved. The requested zoning for the subject property is RR, Rural Residential.

The petitioner is requesting the zoning amendment to permit the subdivision of the property into four platted lots for a residential subdivision use. This triggers the need for rezoning out of AG, and into RR. This would allow for a major subdivision due to this being a four-lot subdivision. Adjacent properties are zoned AG.

Mr. Bilger displayed aerial views to show the zoning of the surrounding areas that show AG, Agriculture. Then displayed the current comprehensive plan map to show that property location is cleanly in Agriculture classification. He went on to show the comp plan definition of the Agriculture classification, and Transitional Agriculture.

Mr. Bilger presented the proposed future character and land use map. He provided the definition of the Conventional Rural classification. Slides were provided to compare the zoning differences between AG and RR. He also went over the criteria for zone map amendments. He noted that this rezoning is needed due to the creation of the major subdivision category in 2018 to work as a check on subdivision in AG areas.

Mr. Bemis asked to see the map that showed current subdivisions in the area. Discussion was made regarding the decisions made in the past as well as locations of the subdivision.

Mr. Hodges suggested speaking with the petitioner and asked them to address the commission.

Tim Gouloff, 1133 Broadway, Fort Wayne, representative of Anthony Aguilar, supplied documents pertaining to the rezoning. He stated that the area is located in an area with other homes.

Mr. Aguilar explained that he is transferring to the area to live and build on one of the lots proposed. One of the other lots would be sold to a colleague. The other two lots to be sold to help pay for his new build.

Ms. Green asked for confirmation about selling the two lots to be able to build his home.

Mr. Aguilar confirmed that to be the case.

Mr. Hodges asked if Mr. Aguilar had been here and visited. He confirmed he had and likes the country atmosphere.

Mr. Hodges asked for public response.

Justin Koehl, 4773 N 200 N, lives across the road from the property and has concern about property value and restrictions in place.

Mr. Aguilar stated that he wanted to keep a minimum square footage on the homes being built in the subdivision to help with values.

Jodian Hinds, 6233 Blackstone Dr, Fort Wayne, is one of the owners of property to the south. Main concern being four long narrow lots and opposed to it to keep the country as open as it can be and right up against their property line.

Cameron Hinds, 6233 Blackstone drive, Fort Wayne, concern about lot size and width.

Mr. Bilger stated that with the revision, the properties would meet the required width.

Discussion was made on the distance to the city limits of Columbia City and Churubusco, local utilities, and drive requirements from the proposed site.

Ms. Green stated that if we are looking to rezone from AG doesn't make sense.

Mr. Wolfe discussed characteristics of surrounding areas with homes as well as agriculture.

Discussion was made on the size of the surrounding parcels, ownership of them, and future possible uses of them.

Ms. Green made a motion table this until the next meeting and seconded by Mr. Emerick.

Mr. Hodges says we have had good discussion and are close to making

Mr. Emerick asked the reason for supplying the proposed comp plan.

Mr. Bilger stated that it was for reference in regard

Mr. Bemis asked to address the adjacent property owners.

Bill Wade approached, father and father-in-law stated that he didn't think that a 4-lot subdivision would make sense where it is at

Mr. Bemis asked Mr. Hinds to come back up to the podium and asked him what his plan would be if the area was rezoned.

Mr. Hinds state that he may end up selling if it got approved and worried about if the other larger property was sold a split.

Mr. Hodges came back to the motion to table the discussion until the next meeting. Vote by roll call 7-2 against tabling until next meeting.

Mr. Drew suggested that the AG area not be rezoned.

Ms. Green asked if Mr. Aguilar had already purchased the land.

Mr. Aguilar confirmed that he had purchased the land and wanted to be upfront on his intention.

Discussion was made on decisions now and their effect in the future in other areas and regarding the surrounding properties.

Mr. Bilger went into a little more detail as to the decision made by Mr. Aguilar to split the property the way that they did.

Motion was made for favorable recommendation of 21-W-REZ-6 by Mr. Wolfe and seconded by Mr. Bemis. Motion passed by roll call vote 5 in favor and 4 against.

21-W-SUBD-22, Primary approval, “Birchwood Acres”

The petitioner, pending purchaser of the subject property, is requesting a plat approval for Birchwood Acres, a proposed four-lot subdivision located on the south side of 200 North, about 700’ east of 450 East and 2,500’ west of State Road 205 in Section 32 of Smith Township. The property is currently unimproved

Mr. Bilger presented the staff report. He stated that the parent tract is being split into three parts, and this one is proposed to be further platted into the proposed four lots. Being no available platting exemptions, this proposal will create more than two platted lots from the 2018 parent parcel. Since the intended use for the lots is for residential development, this is defined as a Major Residential Subdivision and requires rezoning from the current AG district. That rezoning request is made in the accompanying 21-W-REZ-6. Major Residential Subdivisions are restricted from being within ¼ to ½ mile of existing Confined Feeding Operations, depending on size. The proposed site is approximately 8,500’ from the nearest CFO.

Mr. Bilger displayed aerial and plat overlay. H reviewed staff’s proposed conditions.

1. The existing AG zoning must be amended to a district that permits Major Residential Subdivisions.
2. Health Department requirements for septic systems must be met prior to issuance of building permits.
3. Adjust lot lines to meet zoning code minimum lot width.
4. Add 30’ wide dedicated right-of-way along county road.
5. Add 10’ drainage and utility easements to lot perimeters and add building lines.
6. Covenants and restrictions are suggested.
7. Secondary plat approval delegated to the Plan Commission Staff.

Mr. Hodges asked the petitioners or a representative to address the Commission.

Mr. Gouloff, as representative of the petitioner, stated that the covenants that were suggested were taken by Mr. Agular and changed and more detailed to ensure the country feel of the area.

Justin Koehl stated that there is a drainage issue on one of the lots and curious as to how it is going to be addressed.

Sonya Emerick stated that she had a question for Nathan on the rezoning and that the petitioner stated that he was going to be selling part of the property to have money to build. That the commission was not to rezone for financial benefit of the petitioner.

Mr. Bilger stated that she is referring to spot zoning in a negative way.

Mr. Bemis stated that it was brought up by Ms. Green and addressed earlier.

Mr. Hodges asked if any members have been in contact or discussion with Mr. Agular in this matter and asked that the record show that all were negative.

Jordian Hinds stated that Mr. Agular had mentioned the country feel. That they also want to keep the country feel and that this subdivision would hurt the feel for them.

Mr. Hodges asked for a motion.

Ms. Kurtz-Sesler asked about a common road and splitting into quadrants.

Mr. Agular stated that he had discussed that and had more restrictions.

Mr. Bilger elaborated on the details of that option.

Mr. Hodges stated that a third option available would be to table this until it went before the commissioners.

Motion made by Mr. Drew to table 21-W-SUBD- 22 until next meeting. Seconded by Mr. Emerick. Motion passed unanimously by roll call vote.

OLD BUSINESS

Review and consideration of an update to the Comprehensive Plan

Mr. Hodges opened the public hearing on the comprehensive plan workshop.

John Meister, 5995 S. Woodstrail Dr-57, Columbia City, presented a hand out and discussed to progress of the Comprehensive Plan. He wanted to thank the leadership of the update. The only change would be to bring the parking lot conversation inside. The deliberate approach on the plan is to be commended and very positive. Stated that the “Elephant in the room” is the CAFO’s and locations. A year ago, in October started round 1 of the comprehensive plan. John Whiteleather was brought in as mediator. His report stated his understanding of the sessions he conducted for the comprehensive plan and any changes. A key point that the agriculture

subcommittee did not agree with the summary and decided to pull out, opt out, quit the co-development, and work directly with Nathan. He stated that Mark Johnson commented he was not privy to some information about the 2–3-year review. When Mr. Johnson and others walked away from the plan appointed CDC process, all group discussions halted. The meeting referenced earlier on the 2-to-3-year review post initial adoption, happened in mid-August. 2-3 weeks after the co-development committee had disbanded. So, no means for anyone in that meeting to connect with their counterparts as they had gone a different direction. What is being missed in the back and forth is that setbacks and buffers are beneficial to agriculture and residential development.

Concerning the question as to why was original recommendation 1.13 deleted. It was asked a half dozen times with no answer. This created an atmosphere of mistrust. When Ms. Kurtz-Sesler asked in August, it was stated that it was because it was not acceptable to the agriculture group. By a formal information request, that one email was received to remove 1.13. He Stated that one email should not be a mandate for change. Not sure who deleted it but is deleted. He also stated that recommendation 1.13 should be restored. Comments that followed the response that there were no positive emails regarding this.

Mr. Meister stated that the comprehensive plan about the prosperity of Whitley County.

Comments in email like “it’s time to shut down the activist’s whose goal is harm”. Setbacks for Churches or schools don’t cause any harm He assumed that this is aimed at silencing Whitley Water Matters of which he is President. Statements like these don’t solve any problems. As a representative of Whitley Water Matters, in order to establish common ground, Mr. Meister is willing to sponsor an annual agriculture award.

Mr. Meister referred to the third attachment which was his take from the previous workshop which he thought was very productive. He agreed with characteristics talked about. Maps and overlays of future and current maps. Thanks all for there time and appreciated the good work being done.

Mr. Drew asked the if the blue areas were CAFO’s or IDEM regulated areas.

Mr. Meister clarified that they were CFO’s and CAFO’s.

Ms. Emerick stated that some information that Mr. Meister had stated were not correct. She served on the steering task force. They both had attended many meetings. As she recalled she did not walk out of any meeting. She stated other members brought up proposal that did not include any of the middle ground or agriculture. There were multiple reasons for 1.13 being removed not just one email. The steering task force had been attacked by Mr. Meister and friends before they even met. Apparently too many women and condemned by a letter from Mr. Meister. As a result, men were added to the committee. A lot of discussion, time, and legal advice went into recommendation 1.13. She stated that Mr. Meister says he wants what is good for our community, yet he is not a tax paying voting member of our community. She stated that industries and agriculture is very important to our community and our State. She if frustrated with people trying to wipe out a type of agriculture that they don’t agree with. She also mentioned letters written by Mr. Meister on her dress and appearance and has those emails too. She spoke of other emails sent by Mr. Meister. Talked about not being willing to listen to recommendations of the CDC, give the comp plan a chance to see where it goes.

Joe Sheets, 3035 W 700 N, Columbia City, shared a concern on last meeting as to a lot of talk to where not to have CFO's and now another concern on the building next to the area that can have CFO operation. Yes, he knows. What happens when one of those houses are sold, could be issues down the road.

John Meister, 5995 S Woodstrail drive-57, Columbia City, In response to Ms. Emerick statements. Made point on Mr. Whiteleather's mediator remarks as to the ag groups did not agree with the summary and determined to stop the mediating process and report to Mr. Bilger. Groups went their own way. One taskforce was growth agriculture and rural and included CFO operators. His recommendations for other members on the task force were to broaden the members input nothing to do with gender. Regarding emails about dress and appearance. He would like to see them because he did not send them. Stated that as President of Whitley Water Matters, registered in Whitley County, and is responsible to bring forward its position. He only asked for is fair honest and open process.

Mr. Emerick directed a question to Mr. Meister. That he wants a fair and honest process. Yet he is sending emails with lies about commission members and it is unacceptable. Stated that false statements are in the email that he had.

Mr. Hodges ask that we redirect to the comprehensive plan.

Kevin Ousley, 4863 South Raber Road, stated he had a close friend that was on the task force. He was told that Mr. Whiteleather came into the mediation with an agenda trying to steer the agricultural community away from their beliefs. Therefore his friend wanted to pull out of the meetings. He could not see process being achieved or both sides to talk fairly about the plan.

Mr. Emerick asked if Mr. Whiteleather was working for Whitley Water Matters just before this. Kevin Ousley could not confirm that.

Mr. Hodges asked for other input. Hearing none, he closed the public hearing.

Mr. Hodges asked for a motion to approve next year's calendar.

Motion made by Mr. Drew to approve the 2022 meeting calendar. Seconded by Mr. Wolfe. Motion passed unanimously by roll call vote.

ADJOURNMENT

Having no further business, Mr. Hodges re-adjoined the meeting at 10:15 p.m.

GUEST LIST

1. Joe Sheets.....3035 W. 700 North, Columbia City
2. Cameron & Jordian Hinds6233 Blackstone Dr. Fort Wayne
3. Bill & Kathy Wade1868 N 450 W, Columbia City
4. Bruce & Jo Emerick.....6437 E State Road 14, Columbia City
5. Taylor Schrader.....1280 S Raber Road, Columbia City

6. Jeremy Fox8964 E South Circle Dr, Churubusco
7. Justin Koehl4773 E 200 N, Columbia City
8. Sonya Emerick5865 E. State Road 14, Columbia City
9. Nancy Duggan6845 E 150 N, Columbia City
10. John Meister.....5995 S Woodstrail Dr-57, Columbia City
11. Kevin Michel4242 S 700 E, Columbia City
12. Tim Goulouff1133 Broadway, Fort Wayne
13. Kevin Ousley4863 S Raber Road, Columbia City
14. Nany Farber2383 W Lincolnway, Columbia City
15. Daniel Farber1618 3rd Street, Fort Wayne

GUEST LIST-ELECTRONIC

16. Robert Kehmeyer8411 S. 600 East, Columbia City
17. Kurt Kehmeyer.....8244 S. 600 East, Columbia City
18. Judy Kehmeyer8375 S. 600 East, Columbia City
19. Susan Lawrence275 N. 800 East, Avilla
20. Anthony AgularEast 200 North, Columbia City
21. Angela Sheets.....3035 W. 700 North, Columbia City
22. Emily Studebaker.....5147 W 200 S, Columbia City
23. Alayne Johnson6906 E. 150 North, Columbia City