

**MEMORANDUM OF THE  
CODE DEVELOPMENT COMMITTEE  
DECEMBER 21, 2017 3:00 P.M.**

The following is taken from brief notes taken at the meeting:

Brad Wolfe opened the meeting with a discussion of the “what”. Level of regulation? Mostly state. Agriculture and residential should be equal.

Would the abolition of local land use control be effective? Creates uncertainty, local regulations create certainty.

What is a residential “bad apple”?

Local regulations are better. Try to avoid ‘bad apples’.

Could we rely on the screening of businesses?

“Intelligent” approach to development: not punitive, but also not open to all.

Regulations are diminishing returns.

How does the Subdivision Control Ordinance effect development?

Minimum of rezoning should be required.

What is an agricultural ‘bad apple’? Most now in the county are reliant on “pride”, but nothing to uphold this pride. Small farms.

Home Owners Associations can enforce covenants – what is there for Ag?

Manure application is only by complaint.

Manure application by small farms has less oversight.

Making regulations too onerous, there will be more ‘in the dark’ violators.

Ability to ease complaints.

How to make it easier to do the right thing versus the wrong thing.

More costly to do right than wrong.

Stiff penalties for wrong-doing.

More CFOs increase the chance of problems occurring, but CFOs have more regulations to promote ‘good apples’.

What is the value of manure? Is there a way to capitalize?

Smaller farms may put forth less effort to be good or less capable.

Requiring reporting of CFO operations to Planning & Zoning office?

MS 4 regulations are coming – will make residential septic equal to CFO? Potential harm?

Can ‘bad apples’ be controlled?

What needs to be done to be residential/CFO cohesive and offer certainty to both?

How many CFOs are in Whitley County now?

How much acreage is necessary?

Residential development numbers?

Regional population? Residential development? Go into next year? What is replacing ag? Is it worthy of replacing?

**Attendance**  
**December 21, 2017**

**Committee Members**

1. Brad Wolfe
2. Brooks Langeloh
3. Emily Studebaker
4. Joan Null
5. Stanley Crum
6. Doug Wright
7. Mark Johnson
8. Cory Schipper
9. Rita Harness
10. Pete Eshelman

**Other Attendees**

1. Kevin Ousley
2. Kelley Sheiss
3. John Meister
4. Paul Mills
5. Denise Heckman
6. BJ Hostenstein
7. Jackie Weber
8. Neal Schrimshaw
9. Eric Emerick
10. Brian Emerick

**Staff Members**

1. Nathan Bilger