

WABASH COUNTY PLAN COMMISSION

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WABASH COUNTY PLAN COMMISSION
BOARD MEETING MINUTES

October 7, 2021

**Wabash County Plan Commission Board
Wabash County Court House
Wabash IN 46992**

Board Members: Randy Curless, Jeff Dawes, Patty Godfroy, Sam Hann, Doug Rice, Christian Rosen, Geoff Schortgen, Cheri Slee, Susie Stephan, Joe Vogel
Attorney Larry Thrush, Plan Director Mike Howard, Secretary Libby Cook

Present: Randy Curless, Jeff Dawes, Patty Godfroy, Doug Rice, Christian Rosen, Susie Stephan, Joe Vogel, Larry Thrush, Mike Howard, Libby Cook, Marcella & Bill Palmer, Cheryl Ross, Louella Krom, Joe Cook, Steve Johnson, Phil Dingman, John Hartsough, Elaine Anderson, Jean Schuler

The Wabash County Plan Commission Board met on Thursday, October 7, 2021. Board Chairman, Randy Curless called the meeting to order at 7:00 pm. Mr. Curless asked if there were any additions or corrections to the minutes of the September 2nd meeting, there being none he asked for a motion to approve the minutes as written. Mrs. Stephan made the motion to approve the minutes, this was seconded by Mr. Rosen, the motion carried.

Mr. Curless: The first item on the agenda is Special Exception #13, Phil Dingman, for a gun shop in Pleasant Twp.

Mr. Howard: Mr. Dingman resides at 2538 W 1150 N, N. Manchester on a 5 acre parcel, Mr. Dingman would like to start a small firearms and accessory business at his deeded residence using his garage for the business. Board members were provided with information on the request and how these types of businesses have been handled in the past.

Mr. Dingman stated that he lives in northern Wabash County and has lived here about 4 years, moving here from Dekalb County. He does not currently have a FFL, he has put in his application but has not had his interview to finalize that. Mr. Dingman said he wanted to start this process to make sure it is an option for him in Wabash County. Mr. Dingman said that he expects this will

friends and family, I don't expect this to be a primary job as I have a full time job and I don't plan to leave that, so this will be a side job. The hours would be 5:00 – 7:00 in the evening when I am home; 8:00 – 12:00 on Saturdays or by appointment. Advertising will primarily be by word of mouth. Mr. Dingman will be the only employee. Mr. Howard reviewed the list of requirements for this type of business:

- Notify the local fire department and law enforcement of the business and provide them with a list of items and the location of the items to be on the premise.
- Alarm system on the building housing the business. Mr. Dingman said there is an alarm system on the building but if this goes through he will step that up a bit, put some more sensors on it.
- All windows and doors of business area to be secured.
- If accepting deliveries by carrier, must have a secure drop off so that delivered items are not accessible to the public.
- Open public shooting range not permitted.
- Test firing permitted by the business owner only.
- No test firing of guns for sale by customers.
- No public advertising of business on deeded business site.
- Must provide ample parking and turn around for customers.
- Obtain all state required permitting for the business.

Mr. Dingman said that there will be less than 12 firearms on site at any given time and they will be in a locked safe.

Mr. Curless asked if there were any questions or comments, there being none he asked for a motion on the request. Mr. Vogel made the motion to give a favorable recommendation to the Board of Zoning Appeals, this was seconded by Mr. Dawes, the motion carried.

Mr. Curless: The second item on the agenda is the Board review of the proposed Solar Ordinance. Mr. Howard explained for the Board and audience, anytime there could be the potential for conflict of interest a Board member has to excuse themselves from the discussion, due to the passing of his father Randy has had to take over some of the things that his father was working on and his father had had some discussion with companies regarding solar. Mr. Curless excused himself and Mr. Rosen took over as chairman for this portion of the meeting. Mr. Howard explained that if there is any votes taken on this subject, Mr. Curless will also abstain from voting.

Mr. Howard: We have been seeking input from residents of the county regarding the Solar Ordinance, a request for input from area residents regarding commercial solar was posted as a public notice two times in The Paper on September 15th and 22nd, requesting. The request for citizen input was posted on the Purdue Extension Facebook page and other Facebook pages. A legal ad was published in the Wabash Plain Dealer one time for tonight's public hearing regarding commercial solar.

Mr. Howard opened the floor to public comments, he asked that they state their name, address, and if they are in favor or opposed commercial solar and why. The goal for tonight is for the Board to pass an ordinance, we have two different sets of setbacks we have been looking at and we want to choose one of the two setback requirements tonight and get the ordinance in place. That is a

recommendation from the County Attorney as legal matters are becoming an issue for other counties that do not have a policy in place. As a Board we understand that this ordinance might need amended and we can come back to it and make amendments at any time.

The meeting was then opened up for public comments.

Mr. John Hartsaugh, resides at 2331 E 1100 N, N. Manchester. Has anything been published on the ordinance, Mr. Howard said no, we started this in May and have not published anything on the website because it was changing every day. Mr. Hartsaugh said, I am in favor; I have 9 years of experience with solar on my farm. I have almost 50,000 miles experience with an all-electric car. All of the transportation manufacturing companies are talking more and more about going electric and once you drive an electric vehicle you will understand why. The problem is it makes no sense generating electricity with fossil fuels to operate a growing electric transportation industry, so we have to have alternative energy. Wind or solar, the footprint of wind is less but I am definitely in favor of allowing solar farms in Wabash County, hopefully these would be on some of the poorer land.

Louella Krom, resides in rural Roann. I am a retiree of Duke Energy; I am not in favor of solar farms. I think solar can be beneficial in small areas. I do not think that it's going to be able to accommodate the needs. REMC already controls the hot water heater usage, with the smart meters I am sure they can control a lot more. We had some peaking units here in Wabash, they have been dismantled. I don't know if any of you were aware of that or if you knew that they had been dismantled or why. There is a generating station at Noblesville that is scheduled to go offline in 2030 and because the government has said you can't use coal anymore how many more generating stations are going to go off line? IN and KY are blessed with coal reserves, do you know what is happening to them now, they are being shipped to China so that China can generate electricity. I think we need to put some efforts forth to do whatever we can so that we can use our coal reserves.

Cheryl Ross, I am resident of Wabash County and have lived here all my life, I am a business owner and I would like to say that as a business owner I am not sure who you have talked to if it was big business owners, but nobody contacted me. I know I am a small business but I am still a business in Wabash County. I don't agree with large solar farms, if we want to do solar generating we need to do it on our own business or properties and take care of it ourselves. We have all seen what happened in Texas this past year. I really can't say that I am totally against it in a certain area, but we need a lot more answers, answers for: where is it going to be; who is going to own it; who is going to maintain it. There are just so many questions in my head because we are being controlled by our government from the far side and it's time for the citizens to stand up and take care of it from our local side. We have to be energy efficient here in this county and it has been proven that solar will not take care of this the way some think that it will. Our whole entire week this week has been covered in clouds, solar will not work on a week like we have had this week. California has rolling brown and black outs, is that what we want for our community, our county? I know that there are businesses here in this county that probably cannot deal with rolling black outs and diminished output. I don't know if this what you guys are planning on this as our only source of energy but if it is, I think it's failing. I hate to see that and wind farms aren't there either. They are very expensive to maintain and this is going to be a product that is going to need constant maintenance and it is going to be very expensive. I am curious too, who is going to pay for this? Are we going to be taxed for it because we are already being taxed everywhere we go, the money

we make the things we purchase, it goes on and on? There is no Utopia for this, we have a lot of God given things, coal, natural gas, we have people drilling oil right here in Urbana at least they were the last I knew. I think we need to keep considering that and not be controlled by our upper government. We are a free county at this point and it needs to stay that way. A lot of questions need to be answered for me to be able to say yes or no but right now I say a flat no, and I will have a sign in my yard saying no.

Mr. Howard asked, Cheryl you stated that you as a small business were not notified, Cheryl said that she thought it sounded like Mr. Howard and the Board were asking businesses. Mr. Howard said if people come in to get permits I talk to them, or if I am out in public I talk to people, it was basically the ads in The Paper, the legal ad in the Wabash Plain Dealer, and Purdue Extension Wabash County posted it on their social media page. Cheryl said that the The Paper ad, it needs to be larger, people need to understand what is going on. Mr. Howard said I don't disagree, but I sent in a picture of solar panels and a larger ad to The Paper, they said it would have to be a legal ad and that was the way it was posted. Cheryl said, I appreciate that and that is good to know, I am a small business, I do have employees, I do pay taxes, a lot of times I think I get overlooked and that is fine sometimes and other times if you want my input, I deserve an input. Mr. Howard said by rule, when we have a meeting we are recording the meeting, notes are also being taken and we produce those minutes, but those minutes are not posted on the website for the public until after the minutes are approved at the next meeting. When you have an opportunity go to the Wabash County Government website, look at meeting minutes from May on and the particularly the September minutes. We had Connie Neininger here, it is about 10-12 pages of minutes and a lot of good information, not trying to sway people one way or another. We don't want that, but just to get input, she provided us with a lot of good information last month. Cheryl asked about the website, Mr. Howard said go to Wabash Co. Government, select Advisory Plan Commission, then you will be able see the choices to select minutes from BZA and PC Board meetings.

Mr. Dawes informed the Board members and the audience that County Council member, Sam Hann has set up for Connie Neininger to do a presentation for the Council on Monday, October 18th at 6:00 pm, that is a public meeting and you are welcome to attend.

Bill Palmer, resides in Roann, I have been out there for 60 years. Solar panels don't work very good in the wintertime when there is no sun. I saw a report today that somebody was saying that if everything goes to electricity there won't be enough ground in the United States for solar panels. Besides that, they are wanting to get rid of fossil fuels. 56% of it is for plastic, only 44% goes to cars, trucks, airplanes, everything, how can we get rid of fossil fuel, one of the cheapest fuels we have. I drove for Fed Ex for 12 years and ran out through California, they were having all those brownouts out there and every time you drove through the windmill farms 50% of the wind mills were shut down, that doesn't make sense. At that time, they were paying Texas for electricity and the windmills were sitting there idle. A friend of mine, a truck driver down at Elwood when they were putting the windmills in at Elwood, those platforms are 40 ft. wide, 40 ft. square, 40 ft. deep, with rod in there, when those go down the farmer is expected to take them out, now can you imagine taking one of those out? Right now, they are digging trenches out in Wyoming where they are cutting those 120 ft. propellers down, they are not recyclable for anything, and burying them in trenches. I am not against some of it but when you have got acres and acres taken up in

that and they are sitting empty, not even running, and some of them down at Elwood are shut down a lot of times when you go through there. That is my opinion, I don't agree with solar panels.

Cheryl Ross asked the following questions:

- Today you are doing an ordinance to protect it or you are doing an ordinance so you can get it? Mr. Howard said we are looking at two different setbacks, the rest of the document will be the same the whole way through with either setback. What the Board is going to determine tonight is which set of setbacks they want to put in the ordinance to start with. One set would pretty much limit commercial solar, I don't want to say that it would completely restrict it because that may be wrong. The other one is pretty much in line with what the other counties are using and are currently having projects put in their county. That is why we are looking at two different sets of setbacks.
- Who will benefit from the power if you do it, will it be used in Wabash County and Wabash County alone? Mr. Howard said no. Cheryl then asked where will that power go to. Mr. Howard said your guess is as good as mine, that is one of the things that was explained to us. How many of the goods produced in the State of IN or in Wabash County stay in Wabash County, don't a lot of them leave the county? I understand what you are saying, but when you put electric power on the grid it has to go somewhere, if Wabash County is already receiving or is already at their max use and you try to push more onto the grid then we are all going to be unhappy because it is going to blow transformers and burn up appliances and electronics in our homes, so it has to go somewhere that it is needed. Mr. Palmer made a great statement, that was my question too, with the wind turbines down there why aren't they running? The answer is that they don't need that electrical power right now but it is easier to shut down the wind turbines or the solar panels than it is a nuclear reactor or a coal generated plant. That is some of the things we have learned from this. That is just like the solar sitting there and not being used, at that point in time there is no demand for the electrical power, they are already running at the peak amount that they need. Cheryl asked have you personally talked with somebody that is in a county that has a coal powered operation that is using it and it is very beneficial to them and it is paying for itself. Mr. Howard said we have talked with other counties and we have read their ordinance on line and they have projects that are in development or they have panels in use. How do they feel about their ordinance at this point? Most of them are saying it is "ok" but they too are still feeling their way through this and seeing how things go.
- Cheryl asked, is it beneficial to their county. Mr. Howard said in the financial category it depends on how they are financing it, it might be. The reason why is because some of the counties are opting out, they are taking a tax abatement and opting out of taxes, and taking what they call economic development funding instead. Economic development funding allows options for use of money. It doesn't restrict use like taxes do. If you are collecting it in taxes there are only certain places it can go, if you are in and Economic Development plan you have some freedom through your Economic Development Agreement which would involve Mr. Keith Gillenwater, the commissioners and the council to determine where that money could be used.
- Cheryl asked how are you getting the land to put this on, where is that land coming from? Mr. Howard said they lease it from land owners.
- Cheryl asked who is responsible for taking it down if it fails. Mr. Howard said it is the project company. Cheryl asked who is the project company. Mr. Howard said it could be

several different companies. Cheryl asked if any of them are foreign owned companies. Mr. Howard said I am sure some of them are. Cheryl said we want to know is China going to own this, is China going to run this, this is serious stuff. Mr. Howard said I agree with you, but right now we don't know because nobody has stepped in our door saying that we are here for a solar project in Wabash County. Cheryl asked, so you are trying to do this in advance of that. Mr. Howard said yes we are trying to get our ordinance in place before they get to our door.

Mr. Dawes stated that when we started working on this a few months ago, to my knowledge now there hasn't been a real push here in Wabash County, but there has been in surrounding counties. We didn't have a solar ordinance in place so we wanted to get this in place so we can kind of guide where that goes and the restrictions that apply. The purpose of the ad in the paper was to get public input. We are on the same page as you, we are learning, we want to know what the public wants. This ordinance is not necessarily to replace fossil fuels but for control if there are solar farms that want to come in here. We want to have some control of the guidelines under which they operate and the process that they do that. We are not trying to push solar energy on Wabash County, we are trying to create a document that will control that. We can control that by the setbacks that we put in there, we can make them real strict, where no business would be interested in coming here to put solar farms or we can make it more general where there might be some interest in coming here. That is what we were wanting to know from the public. Our goal is not to push solar farms but to have some control of the perimeters under which they operate. Cheryl said she is glad to hear that but she would like to see some perimeters that say "no" period, if you want to put it on your own property great have at it. I have considered it for myself but I don't believe it is something that should be here and we should be taxed on and we should be responsible for, and I definitely don't want a foreign company doing it. Mr. Dawes said he understands that. Mr. Howard said that he appreciates the questions, those are all questions that we have had to ask ourselves as we are looking through this. I want to make sure when I answer your questions that I am not misleading you and I am telling you what we, I, know at this time.

Mr. Howard asked if there were any other questions or comments from anyone, there were none. He then reviewed the comments he received through e-mails:

- From a resident in the northern part of the county: I am against large scale commercial solar farms for a few reasons, the panels take up a large amount of land that could be used for other purposes such as housing, they are also somewhat of an eyesore.
- Birds are killed by these panels; it happens more out west. Could open the county up to a lawsuit if an endangered bird were to die from the panels, citing an incident that happened in CA in 2014.
- From a resident within the city of Wabash: "my husband and I are vehemently opposed to having solar farms in Wabash County, they clutter up the natural landscape and typically the benefit of the power goes to another state like CA. Please don't be driven by greed and allow this to happen in our midst."
- A N. Manchester resident stated "no, no, no on solar farms in Wabash County. Do the research they are not good".
- From a resident of N. Manchester: I am against solar farms, during the building process they destroy the environment and have a very long range environmental impact. They are supported with local tax money and yet there is no guarantee that the electricity that is

generated will benefit the local community. It will be fed to a broader grid or sold to the highest bidder. Sited several websites for more information.

- From a resident north of town: this is to let you know that I am opposed to large commercial solar farms being located in Wabash County. They should be referred to as factories because they do not grow food of any kind. They are eyesores, I wouldn't want to have solar panels around where I live to ruin the countryside view that I enjoy now. They are an enormous waste of land. They have a tendency for installations to lose efficiency, productivity, and capacity long before they pay for themselves. They have heavy dependencies on subsidies. My taxes would be paying for them and I don't want my taxes used for an inefficient factory. They have high cost for low output. They have a high degree of intermittency. Wabash County is not a place where the sun shines enough to produce large quantities of electricity, they cannot yield the power necessary to produce their own most basic ingredient. Silicone is the core element of the panel it has to be mined using machinery that runs on fossil fuels and processes at 1500 – 20000 degrees Celsius. Only coal, oil or gas can be used to produce these temperatures, therefore solar energy is not a green energy. Nearly half of the global supply of poly silicone that is used in silicone panels has been coming from China, do we really want to increase our dependency on communist China who is our enemy and wants to take over the United States? Three Harvard University economists recently warned of the looming wave of toxic solar trash by 2035, discarded solar panels could outweigh new units sold by 2.56 times. If solar factories were to replace half of the current electric usage it would require all of the land east of the Mississippi River to the Atlantic Ocean. Solar panels cannot produce power at night or under significant cloud cover. Back up power is still done by oil, gas, and nuclear because solar power cannot generate enough electricity to back this up. Listed a website for more information.
- Geoff Schortgen, Purdue Ag Extension Educator could not be here tonight but e-mailed the following: keep setbacks as discussed, even though it was thought that they were too large, if the developer would want to approach the Board for a variance or amend the distance in the ordinance then they could come and talk to the BZA or the Plan Commission. It gives the county an extra layer of transparency before these bigger companies just take off, having said that he would not be opposed to having the setback reduced a bit but wants to stay with the proportional setback.
- Sam Hann, Wabash Co. Council representative to the PCB could not be here tonight but e-mailed the following: he has read through the ordinance and agrees that it is a good ordinance, might want to look at adjusting the setbacks slightly. He made a diagram basically showing that on a 42 acre parcel only 12 acres are eligible for solar panels, he was thinking that would be very restrictive if that is the way the Board wanted to go.

Bill Palmer stated that the batteries, the materials come from China and are not recyclable.

Mr. Howard reviewed an ortho noting the power lines that run through Wabash County, Duke utility lines would probably be the only lines that would carry it. It doesn't appear that there are many that could carry commercial solar without upgrades. In the minutes of the September 2nd meeting, Connie Neininger gave some very good information to deliberate about in making our decision here. The Moss Creek project in Pulaski County is in the works. Board members were given a copy of some research that was done using data by a Purdue group: They used a 1,500

acre solar project that had previously been tillable ground and calculated what the dollar reductions to local businesses would be, for seed dealers, fertilizer dealers, fuel, etc. The Moss Creek project in Pulaski Co. they said the approximate revenue would be 24 million in tax revenue to the county over thirty years. It wasn't just a one time thing, it was over 30 years. Mr. Howard reviewed the projected losses to the supply companies. Another article from PA, a gentleman who had 80 acres where he raises grass fed sheep, it discusses what he could make if he leased his 80 acres and the questions he has that have prevented him from doing so. We see the names of these companies but who is behind these companies, we don't know that, we just see the name out there in front. Ms. Neininger said that the impellers from the wind turbines and solar panels are all reusable products, but here are photos of where they are burying the impellers from wind turbines. One reference Ms. Neininger talked about in the Sept. meeting was in Pulaski County, there are several projects with a total of 8800 acres which was equivalent to about 4% of their farmland being turned over to solar. They had one of the first ordinances passed and it went through the PCB and was approved by the BZA. There was a suit filed and it went before a judge and was overturned based on the fact that a lot of the information that was required to be presented in the application was not in the application. One unit of I believe 4,500 acres was overturned by the judge. The Moss Creek project has just recently been passed in Pulaski County the application alone was 106 pages. You can see some of the things we will be up against. Things to take into account:

- For Wabash County all the different departments that would be involved, the Commissioners, the Co. Council, the Plan Commission, County Hwy for the roads, the Drainage Board. They will all have to negotiate with these companies as to what will and will not be done. It won't be just an ordinance where it states that this is the way it will have to be, it will be from ordinances we have had in the past.
- Property values for non-participating neighbors. Some counties were putting in a clause that if you wanted to sell your property the solar company had to guarantee your appraised value of your property. If it declined the solar company would have to make up the difference. That met with a lot of resistance and in Pulaski Co. they were told that it could be met with lawsuits. We don't have that in our ordinance.
- We have restricted one type of panels if we go forward in Wabash Co.
- I have contacted several other counties; I think we are all feeling our way through this. The counties that have projects that have been developed and the counties that are in the process of having development done, I didn't get any great response from any county as to the magic ordinance for this.
- This has been reviewed by the Plan Commission Board and the County Attorney and has all been approved, now we have to determine the setbacks. You are looking at 2 different pages, the first one shows the original setbacks based on what other counties were doing at that time. The second set is the proportional setbacks, Mr. Howard gave examples.

Mr. Rice asked if there is a formula to the proportional setback. Mr. Howard said yes and explained the process. Both would give neighbors the option to waive the setback distance between the their properties. Mr. Rice stated that he likes the proportional setback, I think it gives us more control. I would rather have things tight, then get all the information to make a good decision apposed to having something loose and not having that control.

Mr. Dawes said that he agrees with Mr. Rice, I think I would want to be a little more restrictive. If we get a lot of interest and the public wants solar in the county then we can go back and amend the ordinance and make it less restrictive.

Mr. Rosen stated that he agrees, we need to have as much control as we can have over the situation then we can decide what we want to do.

Mr. Rice said that it will give us more time to get the County Ordinance approved and have the zoning correctly stated for the Ag 1 and Ag 2, maybe then we can go in and make changes if something does come in that makes sense. We can keep it out of the highest productive soil in the county and put it in the lower productive locations. Mr. Howard explained under our current ordinance we have one Ag zone and have had since 1965. In the new ordinance we would have Ag 1 and Ag 2 land. Ag 1 is prime farm ground in Wabash County, if the ordinance was to pass and someone came in and wanted to put a solar farm on Ag 1 ground it, they would be restricted from ever putting solar in our prime farm ground. In the Ag 2 zone we would open it up to the possibility of solar.

_____ asked about Ag 1 land and the transmission lines and how the two line up. Mr. Howard said that he is not sure at this time.

Mr. Dawes asked if the ordinance is passed tonight and goes before the Commissioners does it have to be advertised in the public newspapers before the Commissioners would act on it. Mr. Thrush said no.

Mr. Howard, my understanding is that this meeting tonight which was published in the Plain Dealer is the public hearing. Then this can be presented to the Commissioner's on Tuesday for their approval.

Mr. Rosen asked if there were any more questions or comments.

Cheryl Ross: if you do this ordinance, they are going to have to come to you first before they even start discussing with the farmers and different people about putting up solar before it all starts and you will let the community know. That is not the case, we will have people knocking on our doors for our farm ground? Mr. Howard said yes, and I don't know whether we can control that part of it legally but yes they can, we already know that they have been knocking on doors. Questions about the setbacks Mr. Howard explained the original ordinance and setbacks and that the Board wanted to look at proportional setbacks. Ms. Ross said that she appreciates that the Board is trying to keep it out of prime ground, waterways, are you keeping this away from those? Mr. Howard said that would be up to the County Drainage Board.

Cheryl Ross: the loss of income, how much would be lost in grain that would produce food to feed families and livestock.

Mr. Howard: That is a good question, the loss to producers could be substantial. However, as it was pointed out to us as we go more toward electric, I think 40% of the corn in the county goes to

Poet for ethanol, the more electric cars there are the less ethanol is needed and the farmers are going to need another cash crop, this could be their chance.

Cheryl Ross: This is their way of taking over our farm ground and we're losing. Mr. Howard said that he understands what she is saying, but I also understand what they told us too. Cheryl said she understands, but that electric is a pipedream.

Mr. Rosen asked for a motion on the ordinance. Susi Stephan made a motion to accept the ordinance with the proportional setbacks, so that we can try to protect our prime farm land as much as we can. This was seconded by Mr. Rice. A roll call vote of the members was taken, Mr. Curless abstained, Mrs. Slee and Mr. Hann were absent. Yes votes were recorded from the following Board members present: Jeff Dawes, Patty Godfroy, Doug Rice, Christian Rosen, Susi Stephan, and Joe Vogel. The motion carried. Mr. Howard told the Board that the ordinance with the proportional setbacks will be presented to the Wabash Co. Commissioners for their approval on Tuesday, Oct. 12th.

After the vote was taken Mr. Curless took over as Chairman again, he asked if there is anything about the percentage of ground that would be allowed to be put in commercial solar. Mr. Howard said that we don't have anything like that in this ordinance but that is certainly something that in discussion we could look. Mr. Curless said that it might be something to think about.

Mr. Curless: Next on the agenda is Mr. Dawes with an update on the Imagine One 85, comprehensive plan. Mr. Dawes stated that the next meeting is scheduled for October 21st, they should present the information gathered at the July public meeting.

Mr. Curless: Next is complaint reviews.

Mr. Howard gave the following updates:

- The Kowalczyk property in Lagro Corp., the deadline is Nov. 3rd the stipulations were that he has to have all the footers poured and the block laid.
- Unsafe premise order, property east of Lagro. The company that bought the property has not done anything so we will forward that to Mr. Thrush to file with the court.
- Mr. Thrush got a judgement against Rick Hollingshead on St. Rd. 15 and Angling Rd, he has to clean it up and remove all unlicensed vehicles from the property. He has 45 days to have the property cleaned up.
- No updates on the County Ordinance. I am still working with Mr. Downs on the solar ordinance.

Mr. Curless asked if there was any other business. Elaine Anderson introduced herself stating that she lives in Miami County and is a farmer. Ms. Anderson commended the Board for actions taken on approving the Solar Ordinance for Wabash County. She served on a committee in her county for the solar ordinance and shared some of her concerns with those present.

Mr. Curless asked if there was any further business, there being none he asked for a motion to adjourn. Mr. Vogel made the motion to adjourn, this was seconded by Mr. Rosen. The meeting adjourned at 8:25 pm.

Libby Cook
Secretary, Wabash County Plan Commission Board
MTH