

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

Introductions were made. A list of attendees follows.

Nathan Bilger gave a Powerpoint presentation and explained six steps of the planning process. He stated that the Committee is at step one, but only the first 3-4 steps would be handled by the Committee primarily, after which follow the Plan Commission and Commissioners procedures.

Before continuing with discussions, Brad Wolfe was nominated to be the Chairman of the committee by John O'Connell, which was seconded by Rita Harness. No other nominations were made, and Mr. Wolfe was appointed chair by a voice vote.

Mr. Bilger continued with the presentation, explaining that primary goal for this step is to start to iterate in clear terms the issues the Committee is to solve.

There was discussion amongst the committee regarding the issues before them. Some of those issues and points made are summarized as follows:

- Defining and distinguishing CFOs in relation to their size is important.
- Key questions to answer are whether or not rural residential and transitional agriculture are appropriate and if so, where?
- Where are conventional subdivisions appropriate?
- How do we preserve agriculture and farmland and also allow for residential growth?
- How can we protect long-standing, generational farms?
- At one time, all land was "farm land" or at least land untouched by humanity. One way to view the land is "land being farmed" rather than "farmland".
- A difficult issue occurs when family farms are sold. Often they want to get the most money out of their lifelong work and will sell to residential development. Is it feasible or even appropriate to restrict that?
- How do we restrict where CFOs and residential developments are located while also allowing change that is not only necessary but vital for the County?
- How can we ensure the protection of the environment of our County through zoning?
- Are there changes we want to make or things we don't agree with in the 2011 Comprehensive Plan?
- How do we make the Zoning Ordinances better match the 2011 Comprehensive Plan.

It was decided that the committee would condense all of the issues presented to them into 3-5 core issue statements for discussion and refinement at the next meeting. Committee members and others interested will submit issues for review by November 10th to Mr. Bilger, who will compile and return them to the Committee members by November 15th so that they have time to review prior to the next meeting.

Additionally, a request was made for a population density map. This will be added to the Code Development Committee page on the County's website, along with the County's current Zoning Map and the Powerpoint presentation.

It was decided that the next meeting will be held on November 17th at 3 p.m. At this point, Committee meetings will be every other Friday. A tentative schedule will be posted.

The meeting concluded at 4:15 p.m.

**Committee Meeting Attendance
November 3, 2017**

Committee Members

1. Stanley Crum
2. Phil Walker
3. Pete Eshelman
4. Brooks Langeloh
5. John O'Connell
6. Rita Harness
7. Emily Studebaker
8. Brad Wolfe
9. Mark Johnson
10. Ronda Salge
11. Patrick Murphy
12. Jeff Johnson
13. Scott Werstler
14. Liz Deckard
15. Joan Null
16. Cory Schipper

Reserve Committee Members and Other Attendees

1. Brian Emerick
2. Tim Dygert
3. Paul Mills
4. Jana Schinbeckler
5. Brent Emerick
6. Lucas Wright
7. Sonya Emerick

Staff Members

1. Nathan Bilger
2. Jennifer Shinabery