



**COLUMBIA CITY/WHITLEY COUNTY  
JOINT PLANNING & BUILDING DEPARTMENT**

**Whitley County Government Center  
220 W. Van Buren Street, Suite 204  
Columbia City, IN 46725**

260-248-3112 Fax: 260-248-3157 [wcplanning@whitleygov.com](mailto:wcplanning@whitleygov.com)

To: County Plan Commission  
From: Nathan Bilger, Executive Director

Re: County Commissioner modifications to 18-W-ZOA-1

October 15, 2018

At the Board of County Commissioners meeting on October 15, the Commissioners adopted 18-W-ZOA-1, which the Commission certified to them with a favorable recommendation. In adopting the proposal, they made the following amendments to the certified text:

Proposed Section §5.23 was removed. The proposed subsections RD-02, RD-03, RD-04, and RD-05 in §5.23 are to be moved into the proposed Section §5.22 to become subsections RS-04, RS-05, RS-06, and RS-07, respectively.

The reasons for the amendment are:

1. The proposed separations and setback standards should be adequate at this time without the additional application of the use prohibition proposed in the geographic overlay district of §5.23.
2. The use subsection RD-01 in §5.23 would likely be ineffectual if applied to the geography suggested by the Comprehensive Plan since Confined Feeding Operations are either not permitted in that area by the other standards or unlikely to be located there due to land prices, topography, soil conditions, existing development, etc. To apply the overlay to areas other than that suggested by the Plan would be contrary to the stated intent of Section §5.23 itself.
3. There is concern that the use subsection RD-01 of §5.23 could be considered a moratorium by some. While the Commissioners may oppose that argument, it was felt best not to challenge it in light of these other reasons.
4. As stated above, the proposed amendment, aside from §5.23, includes many new and amended standards that should address many issues identified over the past year and a half of public input. These should be given time to be put into effect and the results monitored. If the overlay concept, or any other part of this ordinance is found to be in need of revision in the future, doing so can be with the benefit of experience in applying these regulations.

They respectfully request that the Plan Commission affirm these changes.