

**MINUTES  
FOUNTAIN COUNTY  
ADVISORY PLANNING COMMISSION  
April 22, 2021 AT 6:00 PM**

**A. CALL TO ORDER**

The Fountain County Planning Commission met January 21, 2021 at 6pm at the Fountain County Courthouse in the Commissioner's Meeting Room.

A motion was made by Tim Shumaker and seconded by Sue Anderson to approve the minutes of the January 21, 2021 meeting as presented. Vote: 6-0

**B. The following members were present:**

Kyle Crowder X  
Tim Shumaker X  
Dale Clawson X  
Adam Tyler  
Andy Smart X  
Sue Ann Anderson X  
Laura Bush X  
Brad Freeman

Others in Attendance: Bonnie Nix, Jeff Rauh and County Attorney Chadd

**C. Determination of Quorum – YES**

**D. Public Comment -NONE**

**E. Report of Committees and Officers**

**F. New Business –**

**Bhanne LLC - Brandon Reynolds**

New Construction on 10 Acres, putting up a Commercial building. Currently, the property type is Agriculture.

**A motion was made by Tim Shumaker and seconded by Andy Smart to be in favor of changing the current district of agriculture and approve the building permit and change to Commercial land.** **Vote: 6-0**

**Jeff Rauh – Ranger Power**

He works for a Solar Power company that is very seriously considering putting in an application to build a very large solar farm in Fountain County. He gave an overview of the company. It is based in Chicago, Illinois and focuses on the Midwest. The solar panels have a life span of 25 + years before they would need to be replaced. Their lawyers are currently working along side our County Attorney to be as clear as possible on the Zoning Ordinance when it comes to Solar Farms. It is so new to the County; the Plan Commission wants to make sure they are doing what

is best for the County and businesses. They are going to continue to work closely with the County until a decision is made.

**Andy Smart**

He is buying the property next to his business on 41. It is zoned residential. He will not be building anything there, just using the house as an office. He wanted to keep everyone aware of what he was doing with the property. No zoning change is necessary.

**Tim Shumaker**


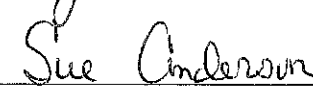

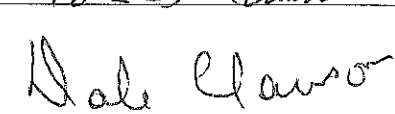
Duke Energy got favorable comments about Wind and Solar Farms coming to Fountain County, however they have shut down the wind farm project after seeing the wind ordinance for the County.

**A motion was made by Andy Smart and seconded by Sue Anderson to adjourn the meeting at 6:35pm.**

**Vote: 6-0**

**The Next Meeting Will Be May 27, 2021 at 6pm**

  
ATTEST

**MINUTES  
FOUNTAIN COUNTY  
PLANNING COMMISSION  
JULY 8th, 2021 AT 6:00 PM**

**A. CALL TO ORDER**

The Fountain County Planning Commission met April 22, 2021 at 6pm at the Fountain County Courthouse in the Commissioner's Meeting Room.

A motion was made by Andy Smart and seconded by Brad Freeman to approve the minutes of the April 22, 2021 meeting as presented. Vote: 5-0

**B. The following members were present:**

Kyle Crowder  
Tim Shumaker X  
Dale Clawson X  
Adam Tyler  
Andy Smart X  
Sue Ann Anderson X  
Laura Bush  
Brad Freeman X

Others in Attendance: Bonnie Nix, Colleen Chambers, Jeff Rauh, Carol Owens, Ethan Myers, Murray Clark (Ranger Power Attorney), Ronda & Steve Swisher and CJ Walsh.

**C. Determination of Quorum – YES**

**D. Public Comment - NONE**

**Public Hearing – Solar Power Amendment to the Zoning Ordinance**

**The Public Hearing commenced at 6:01 and ended at 7:03pm.**

During the Public Hearing, Andy Smart asked several questions. Particularly about the feet away from the property line, setbacks between parcels and if the contract with the owner goes along with the property if it is sold. A major change he suggested would be taking the ability to approve applications as the point person. He strongly feels that the permitting process go through the Admin of Records and then brought before the Plan Commission. It should not to be given to 1 person to approve.

Tim Shumaker responded that Roger Azar from Deckard Engineering, is the County's contracted surveyor and that he will be the one that would become the County's Zoning Administrator. He also stated that it has not been finalized either.

Jeff Rauh explained that the leases with the property owners would be on record with the County so that anyone could see who had contracts.

Tim Shumaker agreed that the ability to approve permits by 1 person be eliminated.  
Kent Minnette is in favor of the amendments and recommends that the Plan Commission vote in favor.


**A motion was made by Tim Shumaker and seconded by Sue Ann Anderson to make a favorable recommendation to the amendment of the Zoning Ordinance concerning Solar Energy.**

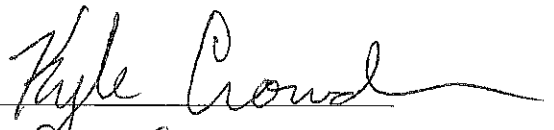
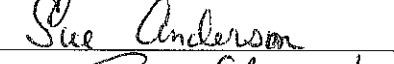
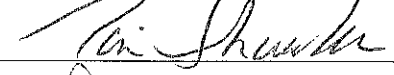
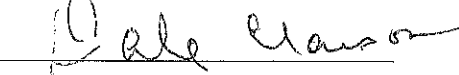
**Vote: 4-1**

**Andy Smart was against the favorable recommendation.**

A motion was made by Andy Smart and seconded by Dale Clawson to adjourn the meeting.  
Vote: 5-0

The Next Meeting Will Be August 26, 2021 at 6pm

  
ATTEST

  
  
  
  
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**MINUTES  
FOUNTAIN COUNTY  
PLANNING COMMISSION  
November 18, 2021 at 6pm**

**A. CALL TO ORDER**

The Fountain County Planning Commission met July 8, 2021 at 6pm at the Fountain County Courthouse in the Commissioner's Meeting Room.

A motion was made by Tim Shumaker and seconded by Sue Ann Anderson to approve the minutes of the July 8, 2021 meeting as presented. Vote: 4-0

**B. The following members were present:**

Kyle Crowder X  
Tim Shumaker X  
Dale Clawson X  
Adam Tyler X  
Sue Ann Anderson X  
Laura Bush

Others in Attendance: Roger Azar, Steve Eberly, Bonnie Nix and Ethan Myers (County Attorney)

**C. Determination of Quorum – YES**

**D. Public Comment** -Steve Eberly spoke about Warren County's dealings with Solar Farms and that it has had a positive effect on the County. The County has received large amounts of money up front as an Economic Development Payment. They have been able to redo roads and update other things throughout the County with the money.

**E. Report of Committees and Officers - none**

**New Board Members**

Andy Smart and Brad Freeman have stepped down from the Board. Adam Tyler has also stepped down as a voting member, but remains in an advisory role. There will have to be 3 people appointed to the board.

Glen Walter is a possible candidate for filling one of the spots that are available. He was present at the meeting, but has not made a decision if he wants to be on the board.

**Zoning Administrator – Roger Azar**

**Roger was formally appointed as Zoning Administrator on November 1<sup>st</sup> 2021 at the Commissioner Meeting held at 9am.**

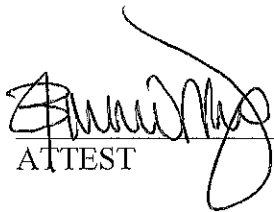
**Discussion on the Submission of a Solar Project from Ranger Power**


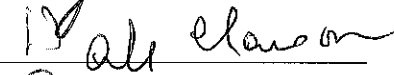

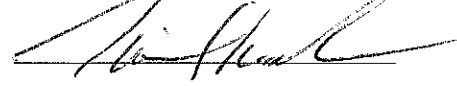
Roger Azar did an overview of the code for Solar according to the County's Zoning Ordinance. The submission from Ranger Power has been gone over and the department heads have a few

concerns for the project. Roger will be going over the concerns and items that do not fit in the code. He will be in contact with the Solar Company with the changes and concerns. According to the County's Zoning Ordinance, the zoning administrator is given control to whether or not the submission gets approved. He has included everyone that it would affect to make sure everyone is on the same page and hear their concerns before approving.

**A motion was made by Sue Ann Anderson and seconded by Dale Clawson to adjourn the meeting.**  
**Vote: 4-0**

The Next Meeting Will Be December 16, 2021 at 6pm

  
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**MINUTES  
FOUNTAIN COUNTY  
ADVISORY PLANNING COMMISSION  
April 28th, 2022  
6:00 PM**

**A. CALL TO ORDER**

The Fountain County Planning Commission met November 18, 2021 at 6pm at the Fountain County Courthouse in the Commissioner's Meeting Room.

A motion was made by Tim Shumaker and seconded by Sue Ann Anderson to approve the minutes of the November 18, 2021 meeting as presented.

Vote: 3-0

**B. The following members were present:**

Kyle Crowder X

Tim Shumaker X

Dale Clawson X

Adam Tyler X

Sue Ann Anderson X

Laura Bush

(Need 3 more appointees)

Others in Attendance: Bonnie Nix, Roger Azar, Erich Haley, Jenny Eads, Jacob McGraw and Glen Walter.

**C. Determination of Quorum – Yes**

**D. Public Comment - none**

**E. Report of Committees and Officers**

**F. New Business – Appointments**

Appoint Bonnie Nix as Admin of Records for 2022.

A motion was made by Sue Ann Anderson and seconded by Tim Shumaker to approve the appointment.

Vote: 3-0

**Silver Island Rd** – He has built a home on stilts in a flood plain. He has been told by the flood plain administrator that he needs to contact the DNR to do an elevation study. No more contact has been made from the homeowner.

**Permit Process** – The Health Department, Admin of Records, Roger Azar and the Flood Plain administrator has been working together to create a streamline process on the building / septic permit process. Once the website is up and running, it will be posted on the Plan Commission page.

A motion was made by Tim Shumaker and seconded by Sue Ann Anderson to require a permit application for a home addition. Vote: 4-0

A motion was made by Tim Shumaker and seconded by Sue Ann Anderson to adjourn the meeting at 6:52pm. Vote: 4-0

**The Next Meeting is Tentatively set for May 26th, 2022 at 6pm**

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**ATTEST**

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