

**MEMORANDUM OF THE
CODE DEVELOPMENT COMMITTEE
NOVEMBER 17, 2017 3:00 P.M.**

Nathan Bilger reviewed the document written on November 15th compiling the common issues presented by and for the Code Development Committee. He reviewed the link he had previously shared with the committee regarding writing a problem statement.

Brad Wolfe suggested the committee begin by establishing a problem statement based upon the common issue of protection of property rights. He suggested discussing the “who, what, when, where, and why” as a tool in the process. Mr. Bilger organized the discussion on the white board as follows (a photo is attached):

WHAT: Use and value of the land
WHO: Existing property owners, neighbors, and incoming residents
WHERE: Everywhere
WHEN: Both now and future
WHY: Freedom to hold land, own land, and use land

Some of the points made during the meeting are summarized as follows:

- When defining property rights, “use” may be subjective in terms of community values and “value” may be more objective.
- Value cannot always be measured in monetary terms. Regarding farms, property value may increase due to residential development; however, personal value is negatively affected. The land use does not always equal value.
- How much should free market decisions versus regulations affect the value of property?
- What do we want the identity of Whitley County to be? How do we keep our County’s identity and authenticity while cooperating with surrounding counties? How can we be proactive in this?
- How do we preserve our legacy as a rural community?
- There are ways to protect farm ground; however, we need to carefully consider how such restrictive measures will affect future generations.
- Everyone has common ground if we are future-focused.
- Change is inevitable. The question we need to ask ourselves is “how do we want to steer it?”
- Northeast Indiana Regional Partnership was mentioned and a brief overview of their mission and vision was explained by an attendee.

The vision was summarized at the end of the meeting as: “To reduce the uncertainty of land use and development that reflects community values.” The finalized problem statement will be reviewed at the next meeting prior to moving to the next issue statement.

It was decided that the committee would answer the following “food for thought” questions prior to the next meeting and submit their answers to Mr. Bilger so that he can compile them and distribute them to the committee to review prior.

- What does intense agriculture look like? What could it look like?
- What does residential development in the county look like, or should it look like?

The meeting concluded at 4:20 p.m.

The next scheduled meeting is December 1.

ISSUE: PROTECTION OF PROPERTY RIGHTS

WHAT: DEFINE PROPERTY RIGHTS

USE AND VALUE OF LAND

USE \neq VALUE

↓
SUBJECTIVE

↘
OBJECTIVE

⇒ FREE MARKET

VS.

REGULATIONS

↓
DUE PROCESS

↳ "COMMUNITY VALUES"

COMP PLAN INFO

PROPERTY SPLITTING

LEGACY

WHO: EXISTING OWNERS

NEIGHBORS

INCOMING RESIDENTS

WHEN: NOW

-AND- FUTURE

↓
CONSTRUCTION
SALES

↓
OTHER USES?

WHERE:

EVERYWHERE

WHY: FREEDOM TO HOLD LAND
TO OWN LAND
TO USE LAND

HOW-

VISION:

TO REDUCE THE UNCERTAINTY

OF

LAND USE AND DEVELOPMENT

THAT REFLECT COMMUNITY VALUES.

**Committee Meeting Attendance
November 17, 2017**

Committee Members

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

Reserve Committee Members and Other Attendees

None registered their attendance; however, several attended.

Staff Members

1. Nathan Bilger
2. Jennifer Shinabery