

Economic Development & Agricultural Land Use

MARCH 2024

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Agenda



LEAP District



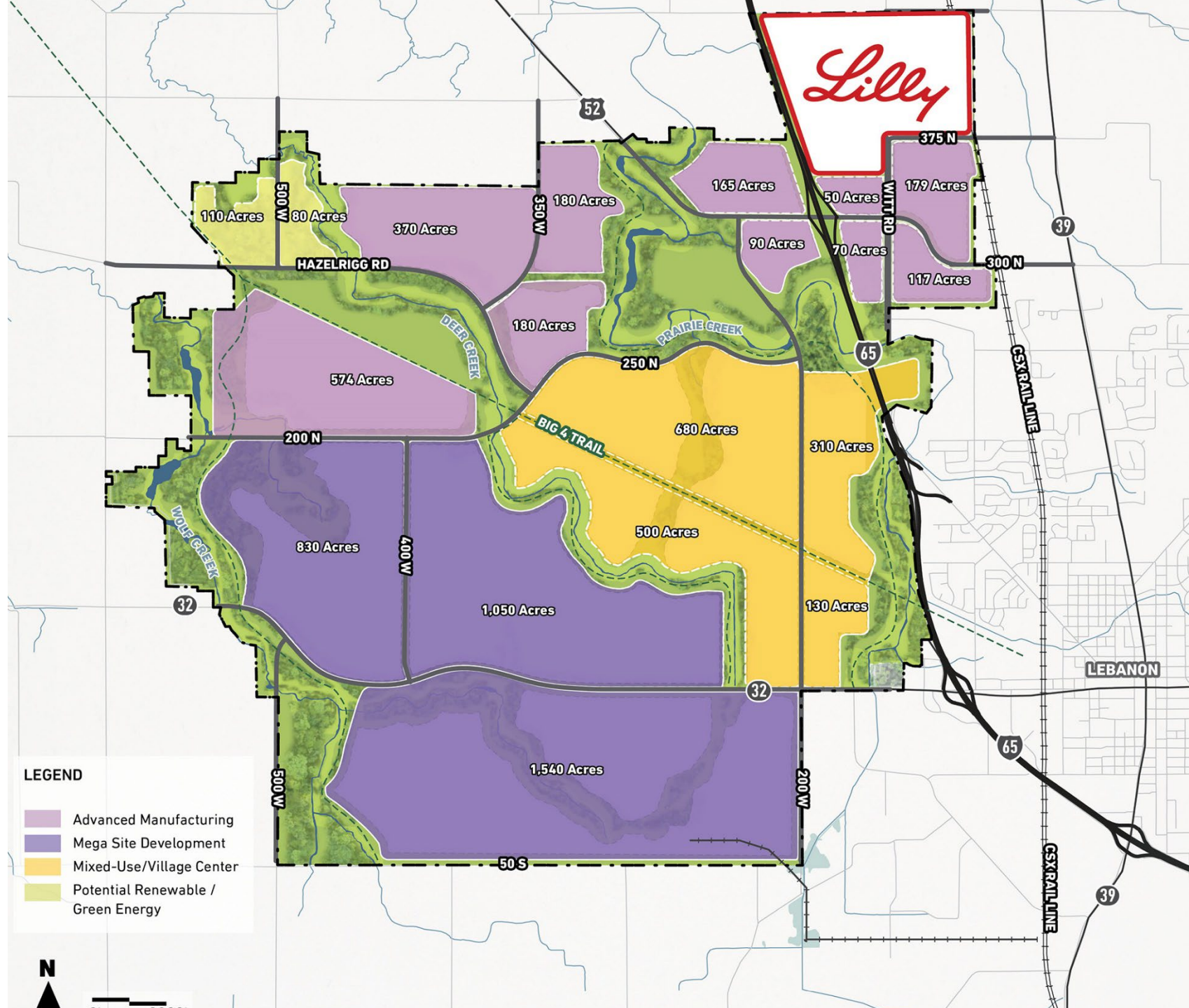
Overlay Districts



Renewable Energy

LEAP District

Source: <https://www.iedc.in.gov/leap-lebanon>

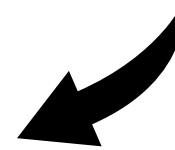


Water Rights

Historically sufficient water supply in Midwest



Hands off state approach



Increased competition for water



Local water ordinances

Water Rights

Historically s

ORDINANCE NO. 2023-26-CM

HIGH VOLUME WATER EXPORT AND RADIAL COLLECTOR WELL MORATORIUM

WHEREAS, the General Assembly has granted Home Rule authority to Tippecanoe County to exercise powers necessary for the effective government as to local affairs including such powers necessary or desirable in the conduct of its affairs (IC 36-1-3); and

WHEREAS, the County has authority to regulate excavation, drilling, and other movement of earth below ground level (IC 36-7-2-6); and

WHEREAS, the County may promote economic development (IC 36-7-2-7); and

WHEREAS, the County may regulate conduct or use or possession of property that might endanger the public health, safety or welfare (IC 36-8-2-4); and

WHEREAS, the County may regulate any business use of a watercourse (IC 36-8-2-7); and

WHEREAS, the County may maintain and control watercourses, regulate the taking of water from a watercourse, and regulate conduct that might affect the temperature or flow of water in a watercourse (IC 36-8-2-8, 10, 11);

ate approach

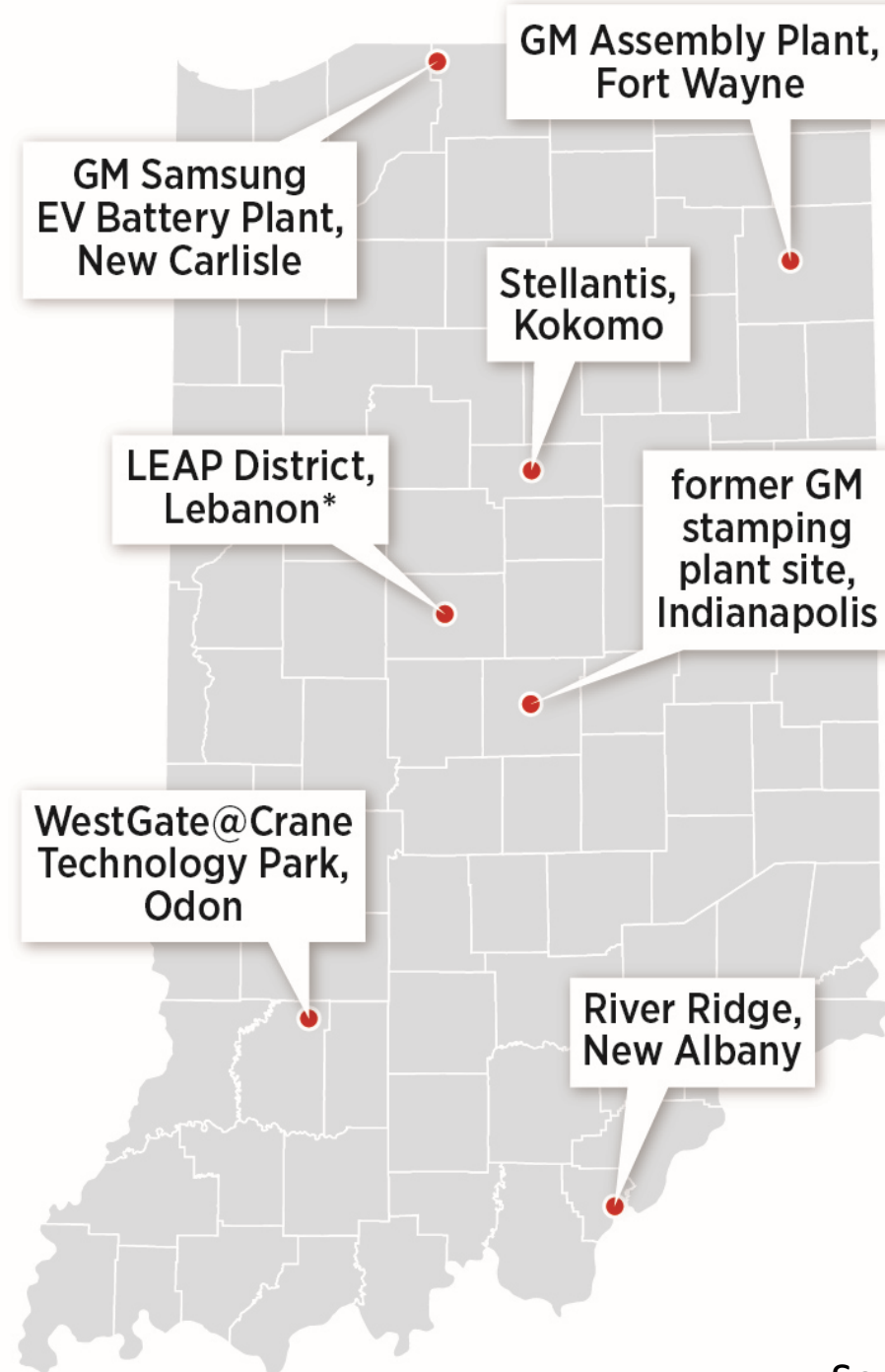
Innovation hot spots

Several large-scale developments across the state could be considered for Innovation Development Districts in the future. The mechanism, similar to a

tax-increment-financing district, captures incremental property, income and sales taxes that can be used for tax-rebate incentives as well as local economic development projects.

**The Eli Lilly and Co. project within this site is already designated as an Innovation Development District.*

Sources: Purdue University, IBJ research



Not just Boone County!

Source: Indianapolis Business Journal

Overlay Districts

Special zoning “layer” placed over existing zoning base zones



Special provisions in addition to underlying zone



Examples

Airports

Highways

Solar

Natural Resources

Overlay Districts

Procedure

- New zoning ordinance
- I.C. 36-7-4-600 *et seq.*
- Notice, public hearing, APC + CC

Advantages

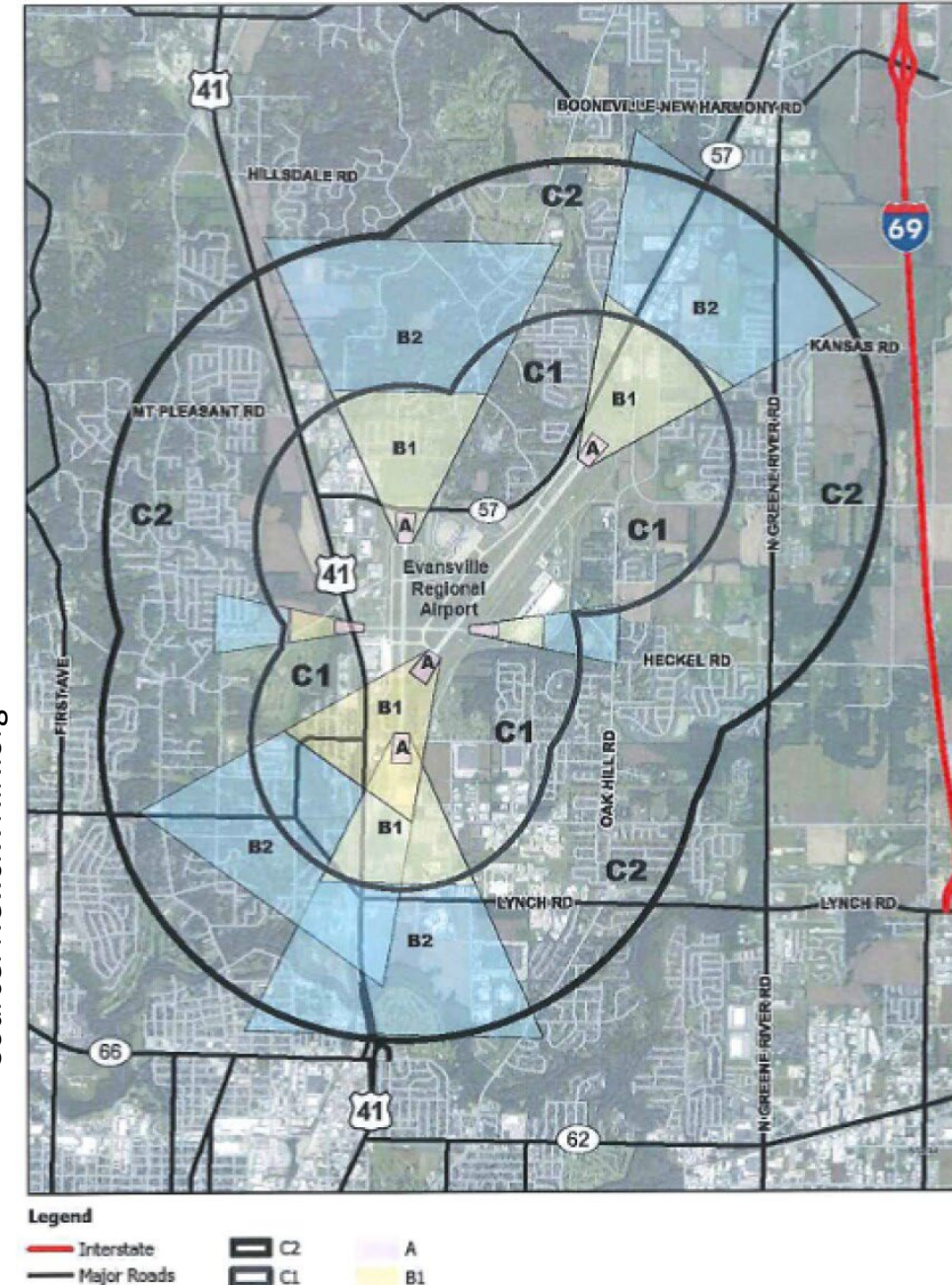
- Additional protection without negotiating case-by-case basis
- Existing zoning ordinances can be enhanced without starting from scratch

Challenges

- Complicated
- Adds additional layer of requirements to development proposals

Proposed Evansville Regional Airport Overlay Zone
Source: News.WNIN.org

Airport Overlay Zone and Subzone Boundaries



Renewable Energy

Solar Farms

Agrivoltaics

Carbon Storage

Wind Turbines



Renewable Energy

Permitted Use

Special Exception

Variance

Rezoning

Special District



“Solar Energy Ready”

I.C. § 8-1-42

Setbacks, height, buffers	Ground cover	Fencing	Cables & Structure	Glare	Signal	Sound	Drainage	Misc.
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“Wind Energy Ready”

I.C. § 8-1-41

Setbacks



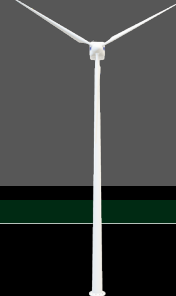
Shadow Flicker



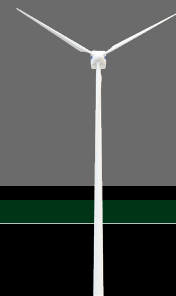
Signal
Interference



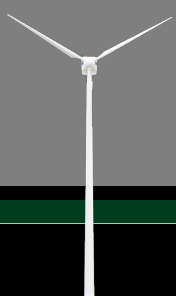
Sound and Light



Drainage



Decommissioning



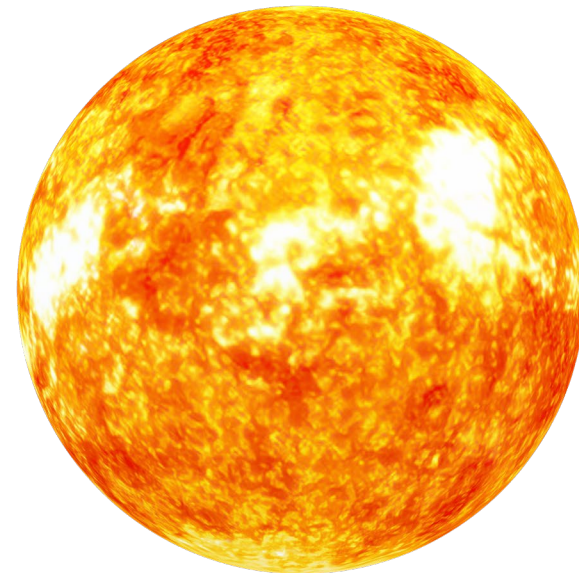
Solar & Wind Ready Communities

I.C. 4-3-23.1 (eff. July 1, 2023)

Mechanism to award funds to counties or municipalities who

- adopt commercial solar or wind regulations with clear standards in accordance with I.C. 8-1-42 (solar) and 8-1-41-7 (wind);
- Provide a clear and transparent process for companies to identify potential solar project sites;
- Do not unreasonably eliminate portions of the unit as sites for solar projects;
- Provide a fair review and approval process;
- Include a specific plan for how to use incentive funds from the state.

Now just need to appropriate money for fund!



Agrivoltaics

Clean energy

Jobs

Economic benefits

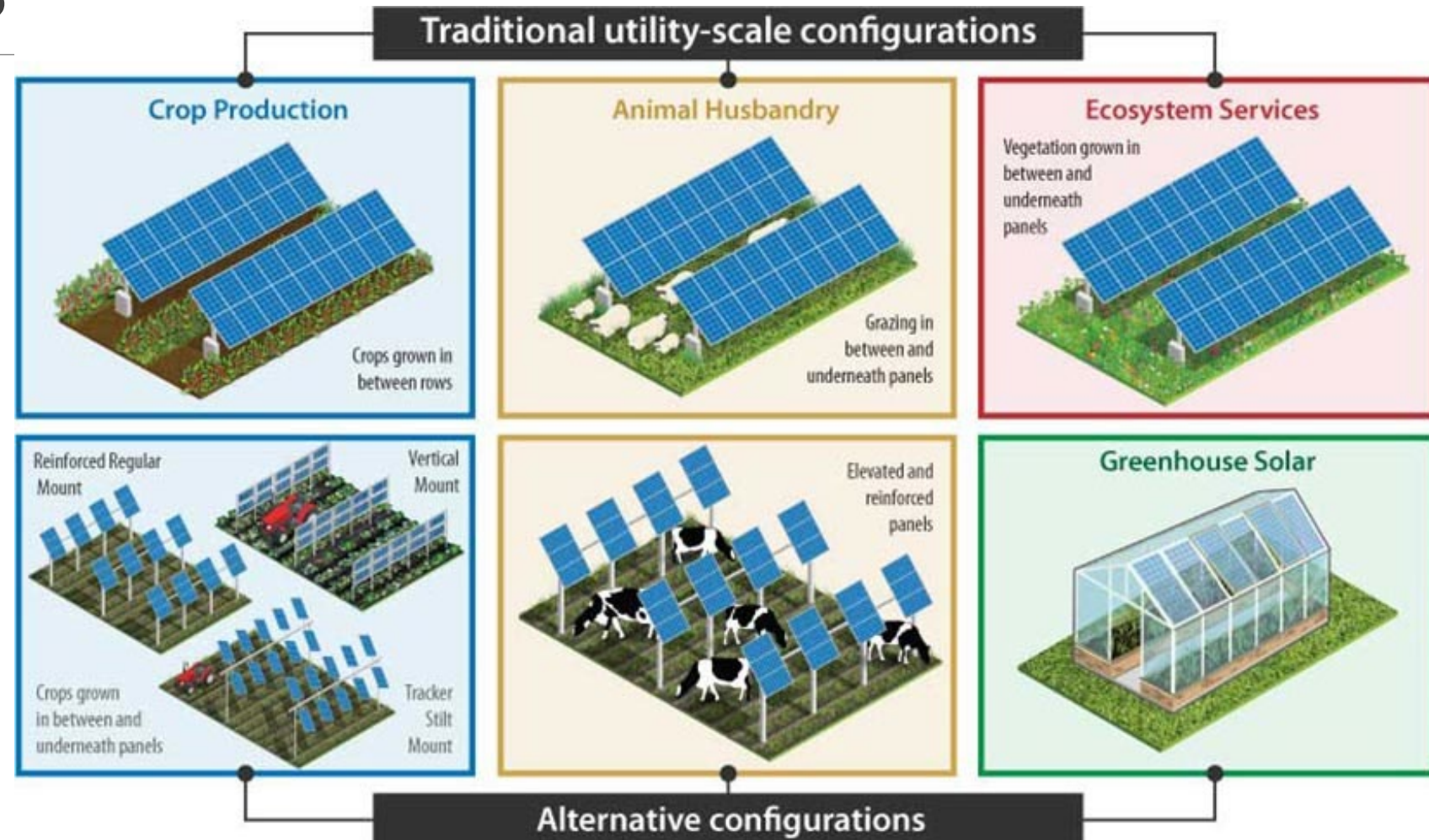
Ease Concerns

Diversification

Capital Costs

Water Resources

Cooling Relationship



Carbon Issues



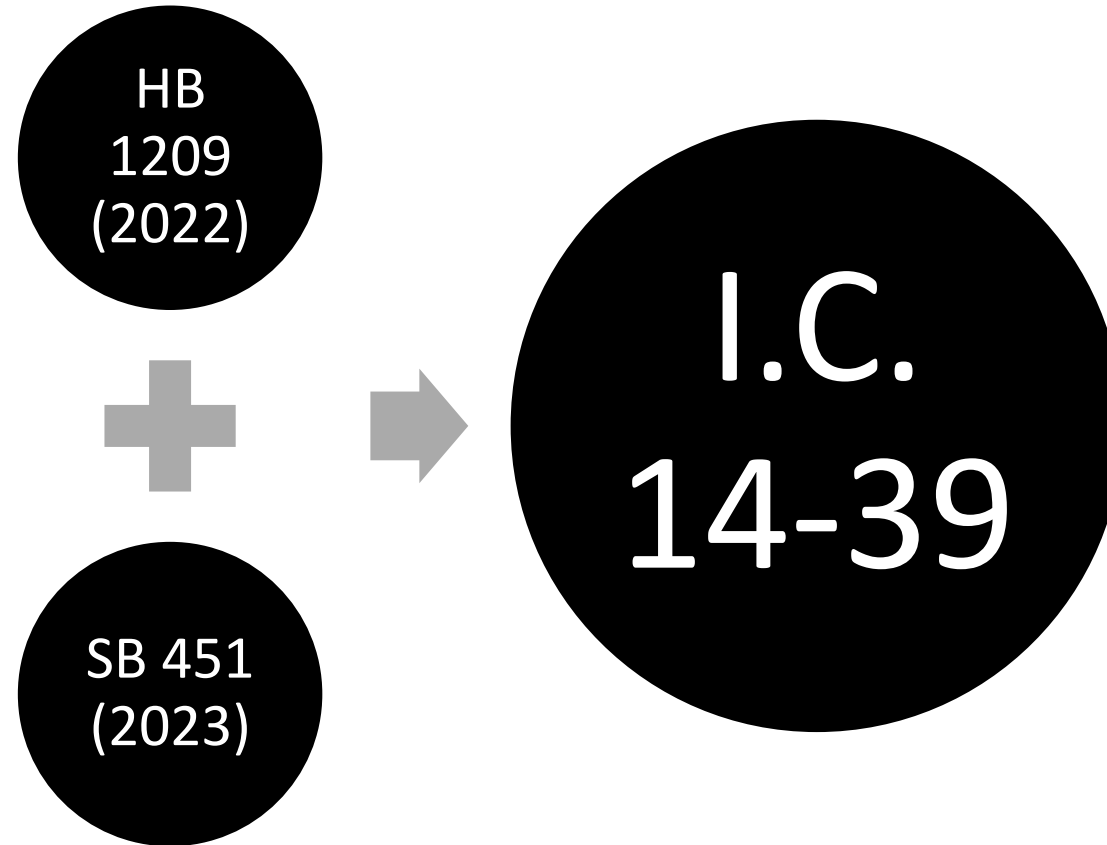
Class VI
permit

Pore
space
control

Land use
questions

Local
finances

Indiana Law





Conclusions

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