

**Pulaski County Advisory Plan Commission**  
**Meeting Minutes: March 24, 2014**  
**Commissioners' Meeting Room**

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- **Present:** David Bennett, Darin Wagner, Lawrence Loehmer, Jay Sullivan, Rick Stone, Chad Rushing, Jim Thompson, Terry Young:
  - **Non-Voting Members:** David Dare, Building Commissioner: Nathan Origer, Ex. Director, Community Development Commission: David Weber, Secretary, Advisory Plan Commission:
  - **Absent:** Matt Rausch
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- Call To Order:** President Bennett called the meeting to order at 7: 00.
  - **Approval of Agenda:** Upon a motion by Mr. Wagner with a second from Mr. Thompson, the Commission approved the agenda by a vote of 8 – 0.
  - **Approval of Minutes:** Upon a motion by Mr. Wagner with a second from Mr. Young, Commission members voted 8 – 0 to approve the February 2014 minutes.
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- **Old Business:** As a follow-up to last month's training regarding planning and zoning issues, Mr. Origer led a discussion inquiring about members' area(s) of concern.

-President Bennett said he was concerned about business growth and retention.

-Mr. Loehmer stated he was concerned about maintaining agricultural lands since agriculture is the primary driver in the county. He stated he was also concerned about the growth of hotels/motels and restaurants, particularly during the warm weather months when more people may be visiting local attractions.

-Mr. Wagner stated he was concerned about Confined Animal Feeding Operations (CAFO) in the county and about the re-zoning of land from A1 to A2 to establish these operations.

- Mr. Bennett stated he felt that more community entities are looking at and concerned about growth.

- Mr. Young said he felt there was increased cooperation between people on the East side of the county and those on the West side.

- Zoning Ordinance Amendments: Mr. Weber stated that upon completion, he will disseminate the revised zoning ordinance with the manufactured home amendments. APC members will receive a copy with the revisions in red for easy identification. The version for Pulaski County citizens, including the on-line version will **not** identify these revisions.

- Waiving of Public Hearing fee: a discussion ensued about the public hearing in May 2013 for Larry Brown concerning his petition to vacate various plats. Mr. Brown was not charged the customary five hundred fifty dollar filing fee at that time and so upon a motion by Mr. Wagner with a second from Mr. Young, Commission members voted 8 – 0 to waive his filing fee.

- **New Business:** Mr. Rushing updated Commission members about the proposed revisions to the Wind Energy Ordinance. Mr. Bennett asked him about what, if any urgency may exist concerning the adoption of these revisions. Mr. Rushing stated that developers of wind energy have until 12/31/16 to apply for tax credits. When completed, our ordinance will mirror the ordinances of the counties adjacent to us. This, to facilitate the development of wind farms for these wind energy developers. A buffer from the Jasper Pulaski State Game Preserve will be embedded in the revised ordinance. When questioned about possible landowner objections to wind energy development, Mr. Rushing stated these seem to center on noise and light flicker among other concerns.

- **Motion for Public Hearing:** Upon a motion by Mr. Rushing with a second from Mr. Thompson, the Commission voted 8 – 0 to set the revised wind energy ordinance for adoption at public hearing at the April meeting.

- Other Business: A discussion took place among commission members and the non-voting commission members about the proper protocol at public hearings. It was agreed that the Building/Zoning Department staff will create a one page document outlining proper protocol for all participants, but especially for petitioners so they will have clear expectations **prior** to the hearing.

- President Bennett asked Mr. Dare if his office had followed up on complaints of zoning violations presented to his office from Mick Tiede from the County Assessor's office. Mr. Dare responded that yes, his office had followed up on these complaints and that several had been resolved. Mr. Weber stated that the office was using a recently developed complaint form to track such issues/complaints. It was agreed that the Building & Zoning Department would refine this process and form to better track such complaints and would forward complaints of zoning violations to APC members for their review.

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- Mr. Rushing is to obtain a copy of the Starke County Advisory Plan Commission protocol for investigating complaints of zoning violations and their accompanying schedule of fines. This will be shared with Commission members.

- **Public Comment:** None:

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- **Motion to Adjourn:** Upon a motion by Mr. Young with a second by Mr. Wagner, Commission members voted 8 – 0 to adjourn.

- **Next Meeting:** Monday April 28 @ 7:00 in the Commissioners' Meeting Room

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