

PULASKI COUNTY ADVISORY PLAN COMMISSION:

MEETING MINUTES: MAY 27, 2014: 6:00 PM

COMMISSIONERS' MEETING ROOM:

Present: Dave Bennett, Darin Wagner, Terry Young, Lawrence Loehmer, Chad Rushing, Jay Sullivan, Rick Stone:

Nate Origer, Director, Community Development Commission: David Dare, Building Commissioner: David Weber, Building & Zoning Department (advisory members):

Absent: Matt Rausch, Jim Thompson

Visitors: Holly VanDerAa: Teresa Hansen: Mick Tiede:

- **Call To Order:** President Bennett called the meeting to order at 7:00 PM
 - **Approval of Agenda:** Upon a motion by Mr. Wagner with a second from Mr. Sullivan, Commission members voted 7 – 0 to approve the agenda for this evening's meeting.
 - **Approval of Minutes:** Upon a motion by Mr. Wagner with a second from Mr. Young, Commission members voted 7 – 0 to approve the April 2014 minutes.
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- **Old Business:** Zoning ordinance revisions: coordinating with the towns of Winamac and Francesville: Mr. Origer stated the town of Francesville may be interested. President Bennett stated he has spoken with Jim Conner, Winamac Town Manager. Mr. Origer estimates that the cost of a consultant could vary from twenty thousand to eighty thousand dollars. Mr. Bennett stated that the town of Winamac may be willing to help fund this project, depending on cost. Mr. Bennett stated he likes the Marshall County Zoning Ordinance, that it appears easy to comprehend and use and suggested we review this document. Mr. Origer suggested we draft some of these revisions "in-house" and submit them to a consultant for their review.

- **New Business:**

a) Mr. Wagner raised the question of the economic impact of establishing an A-2 zone (confined feeding operation) on the local community. He stated the Indiana Soybean Alliance has prepared such an instrument and/or conducted such a study. He stated the Alliance has formulas in their report to estimate such an economic impact and wishes to obtain a copy of their report. He stated he would like to approach the Alliance and inquire about their interest in conducting a presentation before the Commission. Upon a motion by Mr. Loehmer with a second from Mr. Rushing, Commission members voted 7-0 to authorize Mr. Wagner to approach the Indiana Soybean Alliance about such a presentation.

b) Mr. Wagner said he was approached by an individual who complained about the zoning requirement for a minimum of forty acres to establish an A-2 zone. He asked if it is possible for an individual to re-zone a forty acre parcel to A-2, sell off some acreage and have this smaller parcel retain it's A-2 Zoning District. The consensus seemed to be that this would not be permitted.

- **Other Business:**

a) Mr. Bennett inquired what transpired at the recent inter-departmental meeting involving the Health Department, Building & Zoning Department and the Assessor's Office. Mr. Dare updated Commission members stating that many questions were raised, information was shared. If a homeowner wished to build a new home, Mr. Bennett asked where would one start ? Ms. Hansen (visitor) and Ms. VanDerAa (visitor) discussed the process to obtain well and septic permits.

- The issue of recreational vehicles (campers) arose. Questions were asked about what constitutes a recreational vehicle as contrasted to a permanent residence. Mr. Origer will contact Jamie Palmer with the American Planning Association, Indiana Chapter.

- Ms. Hansen asked if there is an abandoned vehicle ordinance in the county. We do not have an ordinance specifically addressing abandoned vehicles. Mr. Bennett then asked about the abandoned trailers in Radioville. What violations are actually occurring at this site? Mr. Young wants to meet with County Attorney Kevin Tankersley and Teresa Hansen about this. A consensus formed that enforcement of the zoning ordinance should be stepped up with fines and penalties. The discussion then moved into enforcement of our unsafe building ordinance. Upon a motion by Mr. Young with a second from Mr. Wagner, the Commission voted 7-0 to arrange a meeting with Mr. Bennett, Mr. Young, Mr. Dare and County Attorney Tankersley to discuss enhanced enforcement of the zoning ordinance.

- Mr. Young raised the issue of the business on N. St. Rt. 35 operated by Pam Chumley. Many questions were raised about exactly when she started her business, what is her status now, does she conform to the zoning ordinance, does she have a Retail Merchant's License, etc. Upon a motion by Mr. Sullivan with a second from Mr. Wagner, the Commission voted 7-0 to have the Building & Zoning Department investigate this matter.

- **Adjournment:** Upon a motion by Mr. Sullivan with a second from Mr. Young, the Commission voted 7 – 0 to adjourn.

- **Next Meeting: Monday June 23 @ 7:00 PM at the County Courthouse: Commissioners' Meeting room.**

Minutes respectfully submitted by: David Weber, Secretary, Advisory Plan Commission