

Pulaski County Advisory Plan Commission:

August 25, 2014: Commissioners Meeting Room:

- **Present:** David Bennett, Matt Rausch, Lawrence Loehmer, Terry Young, Jay Sullivan, Chad Rushing, Rick Stone:

David Dare, Building Commissioner; Nate Origer, CDC Ex. Director, David Weber, Assistant, Building & Zoning Department (non- voting members):
- **Absent:** Jim Thompson, Darin Wagner
- **Approval of Agenda:** Upon a motion by Mr. Sullivan with a second from Mr. Rausch, Commission members voted 7 – 0 to approve the agenda.
- **Approval of Minutes:** Upon a motion by Mr. Stone with a second from Mr. Young, Commission members voted 7 – 0 to approve the July 2014 minutes.
- **Old Business:** Update on Zoning Ordinance with Winamac & Francesville: Mr. Origer reports he met with Francesville officials including their plan administrator. He reports little interest at this meeting. He informed them if they wished to join this project of zoning ordinance review/ revision, their share would be approximately five thousand dollars. Mr. Bennett reports he met with Winamac Town Board members who appeared fairly receptive to the idea of joining with the county to revise/coordinate zoning amendments. It may have been as many as twenty years since the town has reviewed/revised its zoning ordinance. They too are concerned about where/how to fund this project. Mr. Origer reports that Ratio (consulting firm would not be able to begin work on this project until November. Ratio officials told Mr. Origer they would like Winamac & Francesville officials at these preliminary meetings to inform them of their protocols and to gather their input. Mr. Bennett reports he and Mr. Origer hope to meet with a committee from the Winamac Town Board to discuss this project. We would like to have representatives from Monterey & Medaryville on this committee. Mr. Origer that County Council has approved appropriating forty six thousand dollars from the CDC budget to fund this project.

Protocol for Vacating Property: Confusion exists between the Building Department and the Auditor's office about the protocol when vacating lots. The Auditor's Office is requesting legal descriptions of vacated properties. Mr. Dare reports that it is the duty of the petitioner to arrange for the survey and have this document recorded. County Attorney Kevin Tankersley has sent the Building Department a template the Auditor's Office can use. Mr. Dare sent this template to Mr. Tankersley for him to "tweak." This document will need the signature of the Plan Commission President.

- New Business:

1) Recreational Vehicle (RV) Ordinance: a final draft of the RV ordinance was presented and discussed. Questions included the following:

- a) Are there recreational vehicles larger than four hundred square feet ?
- b) Will RVS at campgrounds like Broken Arrow be considered a permanent residence ?

The Assessor's Office has stated that these vehicles are not paying any taxes. After more discussion about potential revisions, President Bennett suggested the Commission wait until Ratio has a chance to review and revise the entire unified zoning document. By consensus then, Plan Commission members agreed to table the ordinance, let Ratio consultants decide how and where to incorporate it, but that this ordinance should NOT be incorporated into the existing zoning ordinance. This ordinance will then be presented to the commissioners for their review and adoption.

2) Abandoned Vehicle Ordinance: Mr. Rushing and President Bennett both stated that this ordinance is not the purview of the Plan Commission. Mr. Origer stated that the ordinance distinguishes vehicles on public and private property and in that sense, is/could be under the jurisdiction of the Plan Commission. With a motion from Mr. Rushing and a second from Mr. Loehmer, Commission Members voted 7 – 0 to refer the ordinance to the County Commissioners.

3) Contractor Ordinance: Mr. Dare and Mr. Weber discussed the need to raise the contractor's license/permit bond to twenty thousand dollars from the current five thousand dollar amount. Complaints against contractors have been increasing recently and it is felt that five thousand dollars is insufficient to recover costs homeowners may incur. In discussions with local insurance agents, raising this ceiling to twenty thousand dollars will not result in any increased premiums to contractors. Mr. Young suggested drafting language to revise the contractor ordinance and forwarding this to the Commissioners.

4) Filling Vacancies: Discussion ensued about the protocol to fill vacancies on the Plan Commission different seats have different appointing authorities, some seats are representatives of elected or appointed office, etc. Mr. Weber stated he would conduct more research and report to the Commission at a later meeting.

- Public Comment: None:

- Motion to Adjourn: Upon a motion by Mr. Rushing with a second from Mr. Loehmer, Commission members voted 7 – 0 to adjourn.

- NEXT MEETING: MONDAY SEPTEMBER 22, 2014 @ 7:00 PM IN THE COMMISSIONERS MEETING ROOM:

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