

## **PULASKI COUNTY ADVISORY PLAN COMMISSION MEETING MINUTES:**

**JANUARY 26, 2015: COMMISSIONERS MEETING ROOM: 7:00 PM**

---

- **Present:** Lawrence Loehmer, Doug McKinley, Mike Putt, Matt Rausch, Rick Stone, Jerry Sullivan, Jim Thompson, Darrin Wagner, Terry Young
  - Non – voting members: David Dare, Building Commissioner: Nate Origer, CEO, Community Development Commission: David Weber: Building & Zoning Dept.
  - **Absent:** Kevin Tankersley: County Attorney
- 

### **- Call To Order:**

- Vice President Wagner called the meeting to order at 7:00 PM.
  - Introductions: New members Doug McKinley and Mike Putt introduced themselves.
  - **Approval of Agenda:** Upon a motion by Mr. Stone with a second from Mr. Loehmer, Commission members voted 9 – 0 to approve the agenda.
  - **Approval of Minutes:** Upon a motion by Mr. Thompson with a second from Mr. Young, Commission members voted 9 – 0 to approve the November 2014 minutes.
- 

### **New Business:**

- **Re-Organization: Election of officers:** Mr. Young nominated Mr. Loehmer for President. Mr. Sullivan offered a second to the nomination. Mr. Loehmer accepted the nomination. Mr. Loehmer nominated Mr. Rausch for Vice President. Mr. Sullivan offered a second to the nomination. Mr. Rausch accepted the nomination. Nominations from the floor were then closed and by a vote of 9 – 0, this slate of officers was elected for 2015.
- 

### **- Old Business:**

- Mr. Origer updated Commission members on RATIO's progress reviewing/revising our Zoning ordinance. He forwarded comments from RATIO staff up through section 5.8 of the ordinance including new (proposed) use tables. Mr. Wagner suggested a more lengthy discussion of these revisions possibly at the next meeting. He updated the new members on the need to review/revise the zoning ordinance and the process that led us to RATIO.
- **BEP update:** Mr. Weber briefly informed Commission members on the status of the BEP grant. Negotiations with homeowners has recently begun. An application for a second round of funding was recently submitted. Announcements will be made late next month. Several homes originally approved for demolition have been demolished by the owners. Replacement homes will be submitted for these.

- **Public Hearing: Docket # 012615-01:** Petition to re-zone fifty acres on two parcels on North St. Rt. 35 from A-1 to RR-1 (Recreation/Open Space).

Petitioner Bobby Rugg explained the purpose of her petition to re-zone. She wishes to create/open an outdoor adventure park for children which would feature climbing walls, trails, etc. She stated that this location, adjacent to the State Park and directly across from Broken Arrow campground seemed like an ideal location, because visitors could easily access any of these recreational venues. She stated that the opening of her park should enhance the tourist draw to the Winamac area. She plans to market her park to youth groups, church groups, schools, etc.

Mr. Putt asked Ms. Rugg if she envisions ever using more than the fifty acres requested in this petition to re-zone. She stated she would like to expand at some unidentified point, but had no clear timetable for this. Mr. Stone asked when she plans to open. Ms. Rugg stated she has deposits on some equipment and hopes to open in late May or early June. Mr. Young asked any traffic concerns on St. Rt. 35. Mr. Wagner asked if the traffic issue impacts our zoning ordinance. Mr. Dare responded that it does not impact our zoning ordinance. Traffic issues are under the jurisdiction of INDOT. Further, Mr. Dare pointed out that much of the surrounding property is zoned RR-1 and is therefore a good fit with Ms. Rugg's proposal. Mr. Dare then asked about the ditch on her property and what her intentions were with this. Ms. Rugg said she plans to build around it and to use it as part of her outdoor adventure park. Mr. Loehmer asked about lodging. Ms. Rugg stated she has no immediate plans to build any cabins, this might be in her long range plans if she can acquire additional land.

- **Public Comment:** Vice President Wagner stated at the outset that all public comments are addressed to Commission members, not to Ms. Rugg.

- **Marion Kasten** spoke and stated he is concerned about the safety of the children who will use or cross this ditch. He wants assurances that Ms. Rugg will maintain this ditch properly. A second concern of his is also safety related. He is concerned that children crossing the highway may not be able to see on-coming traffic. He says there is a slight rise in the highway there and this serves to impair the vision of motorists. A third concern is that he did not have access to a legal description of the property and that the time of the public hearing was different in subsequent editions and so how would one know when the hearing is scheduled ?

- **Tom Clem** stated he and his wife had no concerns about the petition to re-zone.

- **Chris Loehmer** stated he has no concerns either. He said he does excavating and is not concerned about the ditch and related safety issues or issues related to drainage.

Mr. Wagner stated the Plan Commission has no jurisdiction concerning drainage issues. Mr. Stone stated he supports Ms. Rugg's petition. Mr. Origer stated that this proposal has great potential to enhance the flow of tourists to Pulaski County and hence, could help make the case for a hotel in Winamac. Mr. Wagner also asked about a de-commissioning plan, should Ms. Rugg's business fail, that is, what would happen to all the equipment.

Mr. Dare asked Ms. Rugg about employment opportunities at her park. She responded that some would be employed as groundskeepers, ticket takers, providing supervision for children, etc. On a related issue, Ms. Rugg stated she would not operate a concession stand, but would allow others to do so.

Mr. Young asked when the park would be open. Ms. Rugg stated she plans to have the park open from May through November, operating Tuesday – Sunday from 10:00 A – 7:00 P. She may have some winter activities as well.

Marion Kasten (visitor) asked Plan Commission members if four wheeled vehicles would be permitted. Ms. Rugg stated they would not and that she will insist on parental supervision. Mr. Wagner then closed the floor for public comment.

Upon a motion by Mr. Stone with a second from Mr. Rausch, Plan Commission members voted 9 – 0 to recommend to the County Commissioners the re-zoning of parcels:

66-02-25-300-011.000-005 (40 acres)

66-02-36-200-034.001-005 ( the northern half, ten acres, of this twenty acre parcel)

From A-1 to RR-1 (Recreation – Open Space)

Mr. Young thanked Mr. Origer and Mr. Kasten (visitor) for their comments.

---

**- Other Business:**

Mr. Origer briefly mentioned Senate Bill 249, which if passed, would prohibit cities, counties and municipalities from adopting an ordinance, rule, policy, etc. forbidding the development of a CAFO (Confined Animal Feeding Operation) as long as the operator meets all state requirements.

**- Public Comment:** None:

**- Adjournment:** Upon a motion by Mr. Stone with a second from Mr. Loehmer, Commission members voted 9 – 0 to adjourn. The meeting was adjourned at 7:58 PM.

**- Next Meeting:** Monday February 23 @ 7:00 PM in the Commissioners Meeting Room

---

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