

PULASKI COUNTY ADVISORY PLAN COMMISSION: MEETING MINUTES:
NOVEMBER 24, 2014: COMMISSIONERS MEETING ROOM:
WINAMAC, INDIANA 46996

PRESENT: Dave Bennett, Jim Thompson, Lawrence Loehmer, Matt Rausch, Darin Wagner, Rick Stone, Terry Young:

Non- Voting Members: Nate Origer, Director, Pulaski Co. CDC: David Dare; Building Commissioner: David Weber; Building & Zoning Department

ABSENT: Jim Kuiper: Purdue Extension Service Seat = Vacant:

VISITORS: Attached:

- **CALL TO ORDER:** President Bennett called the meeting to order at 7:00 PM
 - **MOTION TO APPROVE AGENDA:** Upon a motion by Mr. Rausch with a second from Mr. Loehmer, Commission members voted 6 – 0 to approve the agenda.
 - **MOTION TO APPROVE MINUTES:** Upon a motion by Mr. Stone with a second from Mr. Wagner, Commission members voted 6 – 0 to approve the October 2014 minutes.
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OLD BUSINESS:

- **UPDATE: ZONING ORDINANCE REVISIONS: MEETING W/ RATIO:** Mr. Origer updated Commission members on the phone conference meeting w/ Ratio staff. Some of the areas that need to be addressed include revision of the tables and agricultural related changes. RATIO staff plan to have the document finalized and ready for final approval by April 2015. Mr. Wagner asked what the RATIO staff thought of our ordinance. Mr. Origer responded that they take the large scale view of the ordinance and that there were no specific comments on the ordinance itself. Mr. Wagner asked Mr. Young (commissioner) about the process of approving or incorporating all ordinances within our unified development ordinance. Mr. Young discussed the problems with the process of approving our current zoning ordinance. Mr. Bennett said that Winamac Town Council member Richard Denny wants to adopt the county zoning ordinance as the town's ordinance. Mr. Rausch asked what the Francesville Town Council might do. Mr. Origer responded that he is having difficulty getting an answer from Francesville officials.
- **BEP UPDATE:** Mr. Weber updated Commission members on the status of the grant award for the Blight Elimination Program.
- Mr. Bennett asked if the amendments made to the zoning ordinance last summer are posted on the county website. Mr. Weber said that the revisions are complete except for amending

one table. These amendments regarding manufactured homes have not yet been posted on the county website.

- Mr. Bennett asked about what appear to be different GIS Map versions. Reportedly, Kathy at the Auditor's office has access to different versions than he has seen.

- NEW BUSINESS:

- **2015 CALENDAR:** Upon a motion by Mr. Young with a second from Mr. Thompson, Commission members voted 7 – 0 to maintain the same calendar as 2014.
- **CAFO:** Discussion ensued about the various zoning restrictions regarding a CAFO (confined animal feeding operation). There was a brief discussion with the RATIO staff about these. Mr. Wagner asked if we need a Special exception in these cases.
- **TRAINING:** Mr. Weber raised the idea of having training sessions on months when no public hearings are scheduled. Mr. Wagner suggested using any of the agricultural trade groups (corn, beans, dairy, etc.) for this purpose as we did this summer.
- **TECHNICAL REVIEW COMMITTEE:** Mr. Bennett stated that he and Mr. Rushing are both members of the Technical Review Committee, and both will be gone by 12-31-14. Mr. Wagner stated the Purdue University Extension Board will meet Dec. 1 to discuss the process to replace Mr. Rushing. By statute, an interim replacement can serve one year and not be an Extension Agent, but should have an agricultural interest in the community. Mr. Bennett asked for volunteer replacements. No one expressed an interest.
- **ZONING ORDINANCE:** Mr. Bennett asked commission members what they have heard from the public with respect to our zoning ordinance. Several members stated they believe there is more acceptance now than when it was made effective in June 2012. Other members said they have not heard comments from the public. Mr. Dare and Mr. Weber stated they see increased understanding and cooperation from homeowners when they send letters informing them of zoning violations.
- **THE YEAR IN REVIEW:** Mr. Weber reviewed some of the highlights of the calendar year.

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- Only one public hearing was held this year.
 - Definitions and a fee schedule were added to the Wind Energy Ordinance.
 - Work has begun with RATIO to revise our Unified Development ordinance.

- OTHER BUSINESS:

- Mr. Loehmer asked about potential conflict of interest for APC members. The consensus is that Commission members may vote at public hearings or other matters as long as they do not stand to gain financially from the outcome.

- PUBLIC COMMENT:

- Mick Tiede asked how far wells need to be from irrigation ditches. The Health Department should have jurisdiction over such matters. Mr. Tiede also informed the Building Dept. staff about an 8' X 32 manufactured home placed in its present location sometime in 2013; that

is, an undersized home not conforming to the zoning ordinance.

- **RECOGNITION OF DAVID BENNETT:** On behalf of the Plan Commission, Mr. Wagner presented David Bennett with a gift certificate to a local restaurant for his years of dedicated service as President of the Advisory Plan Commission.
- **MOTION TO ADJOURN:** Upon a motion by Mr. Wagner with a second from Mr. Young, Commission members voted 7 – 0 to adjourn. The meeting was adjourned at 8:08 PM.
- **NEXT MEETING:** Monday January 26 at 7:00 PM in the Commissioners Meeting Room at the County Courthouse.

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