

## PULASKI COUNTY ADVISORY PLAN COMMISSION: MEETING MINUTES:

SEPTEMBER 22, 2014:

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**Present:** Terry Young, Dave Bennett, Lawrence Loehmer, Matt Rausch, Jim Thompson, Chad Rushing, Darrin Wagner, Rick Stone:

David Dare: Building Commissioner: Nate Origer: CDC Ex. Director: David Weber, Assistant, Building & Zoning Department: (Non-voting members):

**Absent:** Jay Sullivan: Kevin Tankersley (County Attorney):

**Visitors:** None:

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- **Call To Order:** President Bennett called the meeting to order at 7:01 PM.
  - **Approval of Agenda:** Upon a motion by Mr. Wagner with a second from Mr. Young, Commission members voted 8 – 0 to approve the agenda.
  - **Approval of Minutes:** Upon a motion by Mr. Young with a second from Mr. Stone, Commission members voted 8 – 0 to approve the August 2014 meeting minutes.

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- **Old Business:**

- Update: Winamac and Francesville participation in zoning ordinance overhaul with Ratio Inc.

Summary: A kickoff meeting with Ratio staff is tentatively planned for mid-November. Ratio staff wish to have representatives from Winamac & Francesville (administer their own zoning ordinances) as well as Medaryville and Monterey to hear their concerns about the Unified Development Document Zoning Ordinance. Mr. Origer is awaiting responses from representatives from all four communities about their desire to participate. The cost to the county for this overhaul is not to exceed forty-six thousand dollars. This figure does **not** include any costs for revisions to the Winamac and Francesville zoning ordinances. Mr. Origer then read to Commission members the Ratio protocol and sequence of events for this project. There were no comments or questions from Commission members regarding this protocol. Ratio's projected completion date is 4-1-15.

Upon a motion from Mr. Wagner with a second from Mr. Loehmer, Commission members voted 8 – 0 to approve/accept Ratio's proposal.

- B.E.P. Update: Mr. Weber stated that he has submitted the grant application for the Blight Elimination program administered by the Indiana Housing & Community Development Authority. The grant would provide loans (to be forgiven after thirty-six months) to demolish vacant, blighted or abandoned properties and establish an identified end use at each site. Award announcements for our division are to be made October 23<sup>rd</sup>. Nearly six million dollars is available for our division.
- Vacant House Update: At the request of commission members, Mr. Dare and Mr. Weber provided an update on their efforts to contact homeowners whose properties

need rehabilitation or demolition. They stated that their efforts have met with considerable success, as most homeowners thus far recognize the need for such work or demolition, and some homeowners have already demolished their properties, saving the county thousands of dollars, but also taking these properties off the tax rolls.

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### **New Business:**

- Report: Mr. Weber shared a report detailing the number of permits issued for the quarter and calendar year in comparison to 2013.
  
- Mr. Rushing requested a similar report with respect to the number of inspections completed and the number of complaints filed and their resolution. Mr. Weber stated he will compile such a report quarterly. A general discussion ensued about what kind of work requires a permit and the fee schedule which Mr. Dare acknowledged needs reviewed/revised.
  
- Water Use: Mr. Dare stated the Building & Zoning Department recently received an e-mail from former Commission member Kathi Thompson regarding water usage from wells, i.e how much can be used, permits required, what entity has jurisdiction, etc. Mr. Dare stated he has conducted some research into this question and that the Department of Natural Resources (DNR) has jurisdiction over water related issues. President Bennett suggested that we ask the Ratio staff to what extent (if any) water related issues should be included in the zoning ordinance overhaul.
  
- Larry Sears property: Mr. Dare reported that Mr. Sears building in Medaryville is slated for demolition, but before this can proceed, an asbestos inspection must be conducted and that this occurred earlier today by a Valparaiso based company. We should have the results by Mon. September 29.
  
- Mike Niehous update: It is reported by several sources that burning has occurred at his site near Radioville, and that Mr. Niehous may have or is in the process of getting out of the business tearing down old manufactured homes.

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### **Other Business:**

- Mr. Origer reported on the proposed development of a solar park sometime in 2015 in the industrial park in Winamac. This would occur under the auspices of the Indiana Municipal Power Association. This association has/is developing such solar parks in a number of similar size communities across the state.

- **Public Comment:** None

- **Motion to Adjourn:** Upon a motion by Mr. Wagner with a second from Mr. Rushing, Commission members voted 8 – 0 to adjourn. The meeting was adjourned at 8:05 PM.

- **Next Meeting:** Monday October 27 @ 7:00 PM in the Commissioners Meeting Room.