

**PULASKI COUNTY BOARD OF ZONING APPEALS:**

**SPECIAL MEETING:**

**MEETING MINUTES: JUNE 17, 2014**

**COMMISSIONERS' MEETING ROOM**

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- **Present:** Bud Krohn, Rick Stone, Matt Rausch:

David Weber, Building and Zoning Department; David Dare, Building Commissioner; Nate Origer, Ex. Dir. Pulaski County CDC; (non-voting members):

- **Absent:** Jim Kuiper, Doug Malchow:

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- **Call to Order:** Vice President Krohn, substituting for President Jim Kuiper called the meeting to order at 6:01 PM. (Note: This meeting also served as the Board's regular meeting for this month).

- **Approval of Agenda:** Upon a motion by Mr. Stone with a second from Mr. Rausch, Board members voted 3-0 to amend the agenda by adding Doug Malchow's resignation to the agenda.

- **Approval of Minutes:** Upon a motion from Mr. Stone with a second from Mr. Rausch, board members voted 3 – 0 to accept the May 2014 meeting minutes.

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- **New Business:**

- **Resignation of Board member Doug Malchow:** Upon a motion by Mr. Mr. Stone with a second from Mr. Rausch, Board members voted 3 – 0 to accept the resignation of Doug Malchow effective immediately.

- **Public Hearing: Docket # 06172014-01: Tom Harvey: Variance of Development Standards:**

Mr. Harvey addressed the Board stating that he had purchased a manufactured home measuring less than nine hundred fifty one square feet and wishes to place this on a parcel he has recently purchased in Rich Grove Township, zoned A-1 (agricultural). This home is considered to be undersized then and would need the approval of the Board of Zoning Appeals in order to grant this request for a Variance of Development Standards. He stated he plans to add a porch to it at some unspecified date. A lengthy discussion then ensued concerning whether or not the BZA has the authority to hear this petition. Mr. Origer stated that when the manufactured home amendments to the zoning ordinance were approved last summer, undersized manufactured homes (less than nine hundred fifty one square feet) were classified as "Mobile Homes." Mobile homes he stated can only be placed

in a Mobile Home Park (minimum ten acres) and are zoned R-4. Mr. Dare disagreed, stating that homeowners can always apply for a Variance of Development Standards, that no such restrictions apply as Mr. Origer contends. Mr. Rausch stated he was concerned about setting such a precedent if the Board approved Mr. Harvey's request. Mr. Dare then offered a compromise solution. He suggested that Mr. Harvey obtain certification from an engineer that this addition meet the manufacturer's minimum specifications, that is, that the addition would be structurally sound, and that this approval be obtained within ninety days. Board members and Mr. Harvey appeared satisfied with this compromise solution. Mr. Stone then made the following motion: to approve Mr. Harvey's request for a Variance of Development Standards with the following stipulation: that within ninety days, he obtain certification from a licensed/certified engineer that his addition to his manufactured home meet the manufacturer's minimum specifications for structural integrity. Mr. Rausch made the second to this motion and the Board voted 3-0 to approve Mr. Stone's motion.

- **Public Comment:** None
- **Motion to Adjourn:** Upon a motion by Mr. Stone with a second from Mr. Rausch, board members voted 3-0 to adjourn. The meeting was adjourned at 6:39 PM.
- **Next Meeting:** Monday July 28 @ 6:00 PM in the Commissioners' Meeting Room:

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Minutes respectfully submitted by David Weber, Secretary, Board of Zoning Appeals