

## **Pulaski County Advisory Plan Commission:**

**May 26, 2015: 7:00 PM: Commissioners' Meeting Room:**

---

**Present:** Darin Wagner, Doug McKinley, Lawrence Loehmer, Matt Rausch, Rick Stone, Jim Thompson:

David Dare, Building Inspector: Nathan Origer, Ex. Dir. CDC: David Weber, Secretary, Advisory Plan Commission:

**Absent:** Mike Putt, Jay Sullivan, Terry Young:

**Visitors:** None:

---

**Call To Order:** President Loehmer called the meeting to order at 7:00 PM.

**Approval of Agenda:** Upon a motion by Mr. Stone with a second from Mr. Thompson, Commission members voted 6 – 0 to approve the agenda.

**Approval of Minutes:** Upon a motion by Mr. Rausch with a second from Mr. McKinley, Commission members voted 6 – 0 to approve the April 2015 meeting minutes.

---

### **New Business:**

- 1) Re-zoning of Medaryville lots: Lake City Bank: Lawrence Sears Property:  
Mr. Dare raised the issue that at the time the zoning maps were created in 2012, the Lake City Bank in Medaryville was zoned R-1 as were all the residential properties surrounding it. The Building & Zoning Department was recently approached by the bank about erecting a second sign on their property. Only one sign per lot/parcel is permitted in the R-1 zone. A more appropriate designation for the Lake City Bank is C-1. This would allow them to construct a second sign on their property, but would require a public hearing. Mr. Dare requested the Plan Commission facilitate and pay for the public hearing, since the county was responsible for this inaccurate zoning designation. A Use Variance is not an option either at this time. Mr. Origer asked what the rationale was for having the Plan Commission pay for this public hearing since they, and many others had opportunity to appeal their zoning designation, during the sixty day moratorium, but chose not to. He stated he is not opposed to a re-zoning initiative, just that any re-zoning initiatives brought about by an inaccurate designation at the time of moratorium should be the responsibility of the land owner/business. Mr. Dare responded that he wants to correct this wrong, since the county was responsible for this error. Mr. Wagner agreed with Mr. Origer and was concerned about the precedent this might set. He stated any landowner who believed their lot/parcel had been zoned incorrectly at the time of the adoption of the zoning ordinance could request a public hearing at the county's

expense. Commission members agreed with Mr. Wagner and Mr. Origer and no action was taken on the matter.

---

### **Old Business:**

- Zoning Ordinance Revisions: **RATIO:** Mr. Origer updated Commission members on the status of the zoning ordinance revisions being undertaken by RATIO Inc. He stated that after a conversation with Aaron Kowalski of RATIO they expect to forward to us the first three chapters covering Definitions, Zoning Districts and Uses. These will also be sent to their attorney for review, prior to forwarding to us. He stated there was an issue involving the Airport and its zoning designation and that he would contact the Aviation Board for their thoughts on this matter. He stated that RATIO expects the final document to be completed late next month and that there should not be any surprises in the final draft. It will contain more graphics and be more user- friendly. He stated there will be new terms for residential districts in the incorporated areas, as well as for residential areas outside the incorporated areas. There will be alterations in both the Commercial and Industrial districts as well as some design requirements for the Commercial districts.

In preparation for the public hearing on the adoption of this ordinance, Mr. Origer suggested that the document be made available to the public for review and comment. It can be posted on the county web site in addition to having hard copies available at all county libraries. Mr. Origer stated he was opposed though to holding a series of public forums where the public could attend and make comments on the document.

---

### **Other Business:**

- 1) Mr. Wagner inquired about when the new Purdue Extension Agent could take his seat on the Plan Commission to replace Mike Putt, the interim appointee. Mr. Putt has a one year appointment which will expire at the end of the calendar year. He stated he has an Board meeting June 1 and will raise the issue then. Mr. Weber said he will research the Indiana Administrative Code and give Mr. Wagner some feedback by Fri. May 29.
- 2) Mr. Wagner inquired if there has been any more public comment or complaint concerning last month's public hearing regarding the re-zoning of eighty acres from A-1 to A-2 for the establishment of a CAFO (Confined Animal Feeding Operation). Mr. Weber responded that the Building & Zoning Department fielded about a dozen phone calls in the days immediately following the hearing and that some of these callers were several miles from the proposed site. Mr. Weber said he directed these callers to IDEM (Indiana Department of Environmental Management) to file a complaint.
- 3) In preparation for the public hearing to adopt the new zoning ordinance, Mr. Origer suggested that next month the Plan Commission and Board of Zoning Appeals conduct a joint meeting to review the document. He suggested the document be

reviewed at this joint meeting. When adjourned, the Plan Commission could conduct its regular monthly meeting. Mr. Weber said he would arrange for this.

**Public Comment:** None

**Adjournment:** Upon a motion by Mr. Stone with a second from Mr. McKinley, Commission members voted 6 – 0 to adjourn.

**Next Meeting:** Joint Meeting with the Board of Zoning Appeals on Monday June 22<sup>nd</sup> @ 7:00 PM in the Commissioners' meeting room followed by the regular monthly Plan Commission meeting.

---

Minutes prepared by David Weber: Secretary, Pulaski County Advisory Plan Commission