

Pulaski County Advisory Plan Commission
Commissioners Room, Pulaski County Courthouse
Winamac, Indiana
Monday, 24 August 2015

Meeting Minutes

Present: President Lawrence Loehmer (Surveyor's Appointee), Vice President Matt Rausch, County Commissioner Terry Young, Extension Ag Educator Phil Woolery, Doug McKinley, Rick Stone, Jim Thompson, Darrin Wagner, Building Commissioner David Dare, Building Department/APC Secretary Quentin Blount, Community Development Commission Executive Director Nathan P. Origer

Absent: County Councilor Jay Sullivan, APC Attorney Kevin Tankersley

Visitors: None

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

Introduction: Mr. Dare introduced new assistant/secretary Quentin Blount, and then members introduced themselves.

Approval of Agenda: Upon a motion by Mr. Wagner with a second from Mr. McKinley, Commission members voted 8 – 0 to approve the agenda.

Approval of Minutes: Upon a motion by Mr. Thompson with a second from Mr. McKinley, Commission members voted 8 – 0 to approve the May 2015 meeting minutes, June 2015 meeting notes, & July 2015 meeting minutes.

New Business: None

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 all of the changes that had been passed along by he and Mr. Weber, and everything that came from the prior Plan Commission meeting were being incorporated. The attorney working with RATIO, Kevin Buchheit of Krieg DeVault, had completed his review on chapters 1-4. Unless unforeseen obstacles were to arise, the public hearing for this ordinance is on schedule to take place during September. Assuming all goes well there, the next step would be to present it to the County Commissioners for adoption in October. Mr. Origer also pointed out that the town may consider adopting the new ordinance for its own purposes.

Mr. Wagner further noted that in late September, around the time of the next meeting, some of the commission members could very possibly be out farming at that time. After plenty of discussion amongst the commission members, there was a general consensus that a meeting in October would be more difficult to attend than a meeting in September. President Loehmer then stated that the Plan Commission will continue to target the month of September.

Other Business: Zoning Changes: Mr. Dare presented information about two inquiries made by citizens about changing the zoning of properties. Fred Zahrt had expressed interest in seeking to have a former fertilizer plant south of Star City re-zoned to C-2 Commercial; commission members agreed they could be open to this, depending on Mr. Zahrt's intended use of the property.

Mr. Dare mentioned another property that had received interest in terms of re-zoning. It is an A-1, triangular shaped property located at 1513 E. 315 S., owned by Jeff Rife. Jeff would like to use this property for truck marketing / display. Under the current ordinance there is neither a permitted use, nor a special exception for Auto-Business use in an A-1 zone. Commission members seemed to be okay with writing a special exception and leaving the property zoned A-1. However, this would not be the case if they intended to have sales on site.

Unsure how this particular situation would relate to the new ordinance, Mr. Origer was instructed to consult with RATIO about the request. Mr. Dare added that he would look further into both situations.

Public Comment: None

Adjournment: Upon a motion by Mr. Wagner with a second from Mr. Young, Commission members voted 8 – 0 to adjourn at 7:35 pm.

Sincerely submitted,

Quentin Blount: Administrative Secretary, Pulaski County Advisory Plan Commission

President Lawrence Loehmer

Vice President Matt Rausch

APC Secretary Quentin Blount
