

Pulaski County Advisory Plan Commission
Commissioners Room, Pulaski County Courthouse
Winamac, Indiana
Monday, 28 September 2015

Meeting Minutes

Present: President Lawrence Loehmer (Surveyor's Appointee), County Commissioner Terry Young, County Councilor Jay Sullivan, Extension Ag Educator Phil Woolery, Rick Stone, Jim Thompson, Building Commissioner David Dare, Building & Zoning Dept / APC Secretary Quentin Blount, Community Development Commission Executive Director Nathan P. Origer

Absent: Vice-President Matt Rausch, APC Attorney Kevin Tankersly, Doug McKinley, Darrin Wagner

Visitors: None

Call to Order: President Loehmer called the meeting to order at 7:01 pm.

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

Approval of Minutes: Upon a motion by Mr. Stone with a second from Mr. Thompson, Commission members voted 6-0 to approve the August 2015 meeting minutes.

New Business: None

Old Business: *Zoning Ordinance Revisions: RATIO:* Mr. Origer provided Commission members with a brief update on the zoning ordinance revisions being undertaken by RATIO. Amid scheduling issues on both RATIO's side, and the Plan Commission's side due to harvest, the objective is to provide ample time for the Plan Commission, County Commissioners, and the general public to review the new UDO before the public hearing. This is set to take place presumably during the Plan Commission's November meeting. Subsequently at the first Commissioner's meeting in December, the requested new UDO effective date will be January 1st, 2016, thus providing a few more weeks to become more familiar with the document before having to enforce it.

With the legal review completed, RATIO is now incorporating suitable answers to any questions or comments being raised by the attorneys. Mr. Origer also made it known that a Farm Bureau attorney had offered her comments and advice on language in the new UDO pertaining to agricultural uses.

The document is an estimated 270 pages, and it was noted that physical copies of the document will be placed in a few different offices, and possibly libraries throughout the County. However, each Commission member would receive an electronic copy for their own use.

Other Business: *Update: Zoning Changes:* At the August 2015 Plan Commission meeting, it was brought to the attention of members that there were two zoning change requests. Mr. Dare relayed to members that in the case of Mr. Zahrt, he had failed to respond to the building department regarding the intended use of the property. In the case of Mr. Rife, it was determined that due to physical issues, the size and shape of the parcel, possible visibility issues, and the intended use of the property, there was no way to accept his request to change the parcel to commercial zoning.

Monterey Properties Case: Mr. Dare presented information on another case being pursued by the building and zoning department. Property owner, Deborah Weems of Fayetteville, GA, owns lots 15, 16, 17 in the Monterey Properties subdivision. Ms. Weems would like to place a manufactured home on her three lots. Combined, the lots total acreage is 0.7 acres. Although the lot is undersized (1 acre minimum when not on a public sewer system), a 950 sq. ft. manufactured home could fit on the property and still meet the setback requirements. To do this, Ms. Weems would need to pursue a variance through the BZA. She is willing to do so; however, one other issue arises. The road to her lots, "Wacker Dr." has been platted, but not developed or maintained. Mr. Dare informed board members that the building department is investigating who should be responsible for developing this road.

Public Comment: None

Adjournment: Upon a motion by County Councilor Sullivan, with a second from Commissioner Young, Commission members voted 6-0 to adjourn at 7:19 pm.

Sincerely submitted,

Quentin Blount: Administrative Secretary, Pulaski County Advisory Plan Commission