

**Joint Meeting: Pulaski County Board of Zoning Appeals &**

**Pulaski County Advisory Plan Commission:**

**July 27, 2015: 6:30 PM: Commissioners' Meeting Room:**

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**BZA Members Present:** Matt Kelsey: Rick Stone  
David Dare, Building Inspector: Nathan Origer, Ex. Dir. CDC: David Weber,  
Secretary, Board of Zoning Appeals:

BZA Members Absent: Matt Rausch, Jim Kuiper and Pam Chumley

Visitors: See attached sheet;

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**Advisory Plan Commission Members Present:** Phil Woolery: Lawrence Loehmer, Jim  
Thompson, Rick Stone, Darin Wagner:  
David Dare, Building Inspector: Nathan Origer, Ex. Dir. CDC: David Weber,  
Secretary, Advisory Plan Commission:

**Absent:** Terry Young, Matt Rausch, Jerry Sullivan & Doug McKinley:

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**Call To Order:** David Weber, APC & BZA Secretary called the joint meeting to order at  
6:37 PM.

**Approval of Agenda:** None:

Approval of Minutes: None

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**New Business:** Aaron Kowalski, RATIO Inc. introduced himself and explained the  
purpose of the joint meeting. He reviewed the steps already completed and what  
remains to be done including:

- A review of all ordinance revisions by their legal staff
- A review of the sign permit language:
  
- RATIO identified five key themes in this ordinance revision process:
  - 1) to make the ordinance more user friendly
  - 2) to make it legally defensible
  - 3) to modernize the zoning districts
  - 4) to update the use provisions (table)
  - 5) to modernize the development standards

The document has been reduced to seven chapters. Illustrations have been added and the layout enhanced. Intent statements have been added and procedures clarified. Further, more administrative flexibility has been added in an attempt to expedite requests from citizens and business entities and reduce the number of public hearings.

There will be five residential (R) districts:

- RR: Rural Residential:
- R1: Legacy District:
- R2: Suburban Residential
- R3: Multi-Family Residential
- R4: Manufactured Home Park:

Mr. Wagner inquired why we have three lot sizes for development in the “R” districts contingent upon being on city sewer or septic.

It was agreed to reduce the minimum lot size in the R-1 zone from two acres to one acre.

Other new zoning districts are:

- C1 Urban Commercial: C2: Suburban Commercial: L1: Light Industrial: H1: Heavy Industrial:

- Similar use types will be consolidated: for ex: in the present ordinance, small businesses of all types are individually listed – laundry, grocery store, etc. The revised ordinance will create new headings such as “small retail”: for example, which will encompass ALL such small retail operations. New types will be added such as call centers and breweries.

- The new ordinance will distinguish between principle and accessory uses.
- Landscape standards will be modernized as will parking standards.
- Commercial design standards will be added.

The above are among the more significant additions/alterations to the ordinance. Mr. Kowalski previously emphasized that this document will be a true unified development ordinance as the definitions, previously housed elsewhere, will be included in this one document.

- RATIO will take whatever input APC & BZA members offer at this session, consult county staff and incorporate the revisions following legal review by Kevin Bucheit.

The following comments/concerns/questions were raised by APC member Darin Wagner.

- Does, or to what extent, does the 1320 ft. reciprocal setback impinge upon a neighbor’s ability to build ? Does this setback requirement render a neighbor’s land less valuable or useful ? Aaron stated he would refer this question to Kevin Bukheit for legal review.

- Discussion arose about the maximum lot width in the A2 zone. The proposed revision calls for a 5% maximum lot coverage in this zone. Mr. Wagner stated this is simply insufficient for corporate size operations which hare typically found in the A2 zone. A consensus was reached to increase this standard to twenty percent.

- Discussion ensued about the distinctions between a major and minor vet clinic. Small vet clinics it was decided, should not treat large animals.

- In section 4.1 (Use Tables) in the A2 section, composting, incinerator and landfill will be changed from "S" (Special Exception) to "P" (permitted).

Mr. Kowalski stated he will incorporate these changes, forward these to Kevin Bucheit for legal review/approval and forward what should be a final draft to us.

- **Motion To Adjourn:** Upon a motion from Mr. Wagner with a second from Mr. Loehmer, Plan Commission members voted 5- 0 to adjourn. The meeting was adjourned at 8:19 PM.

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**Next Meeting:** Advisory Plan Commission: Monday August 24, 2015 @ 7:00 PM in the Commissioners Meeting Room, County Courthouse.

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Minutes prepared by David Weber: Secretary, Pulaski County Advisory Plan Commission and Board of Zoning Appeals