

Pulaski County Advisory Plan Commission
Commissioners Room, Pulaski County Courthouse
Winamac, Indiana
Monday, 26 October 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 Tankersley, Doug McKinley, Darrin Wagner

Visitors: County Commissioner Bud Krohn, Jr.

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 County Councilor Sullivan, Commission members voted 6-0 to approve the agenda.

Approval of Minutes: Upon a motion by Commissioner Young, with a second from County Councilor Sullivan, Commission members voted 6-0 to approve the September 2015 meeting minutes.

New Business: None

Old Business: *Zoning Ordinance Revisions: RATIO:* Mr. Origer provided Commission members with a brief update on the status of the zoning ordinance revisions being undertaken by RATIO. The objective is to have electronic copies of the final draft out to Plan Commission members within a couple weeks for final comments and review. This will provide 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 during the Plan Commission's November meeting. It was noted that the town of Winamac may consider adopting this ordinance as well. This way, the entire County except for Francesville and its jurisdiction will be under the same ordinance. This will make enforcing the ordinance a much smoother process across the entire County.

Mr. Origer also noted that due to the Supreme Court issuing a first amendment ruling on signage language in zoning ordinances, we are now taking this up too; although it wasn't originally part of the contract to address the signage language. This is to make sure that we comply with what the ramifications of this decision will be, thus eliminating the possibility of facing a similar situation in the future.

Physical copies of the document will be available to read in the Building / Zoning Office, the Auditor's Office, and the County libraries. The document will also be available online at the County website in PDF format. A legal notice will be published to better inform the general public about the new UDO (date & time, content). The Commission members are not expecting much opposition to the new ordinance; the new UDO is much friendlier to property owners and enforcers alike. Mr. Origer noted that it is crucial to have all Commission members present at the next meeting for the Public Hearing.

Other Business: *Update: Monterey Properties Case:* Mr. Blount provided an update on the Monterey Properties Case, regarding property owner Deborah Weems, of Fayetteville, GA. Ms. Weems had informed the Building / Zoning Dept that she is going to further evaluate her situation. She has considered appealing our decision because she feels as if she has been treated unfairly due to the denial of her request for a variance. Furthermore, she did mention she would be willing to sell her lots to an adjacent property owner if the opportunity were to arise.

Commissioner Young expressed his concern regarding the situation. Mr. Origer added that he had spoken with Terri Hansen, Director of Environmental Health, and she believes the state will eventually require a one acre minimum on any property that requires a septic field. This way there is enough room for another if one were to fail. Members agreed this could resolve a lot of issues, including allowing variances to any and every undersized lot. Following a brief discussion, the stance of Commission members remained the same. Due to the current circumstances of Ms. Weems situation, they would not advise funding the development of a road to her property.

Public Comment: Commissioner Krohn asked if it were possible to become stricter in terms of zoning and issuing building permits. County Councilor Sullivan added that you can only be as strict as zoning will allow you to be. After additional dialogue, the general message relayed was that it was a priority to clean up the County.

Adjournment: Upon a motion by Commissioner Young, with a second from Mr. Stone, Commission members voted 6-0 to adjourn at 7:22 pm.

Sincerely submitted, Quentin Blount: Administrative Secretary, Pulaski County Advisory Plan Commission

President Lawrence Loehmer

Vice President Matt Rausch

APC Secretary Quentin Blount
