

Pulaski County Board of Zoning Appeals
Commissioners Room, Pulaski County Courthouse
Winamac, Indiana
Monday, 28 September 2015

Meeting Minutes

Present: President Rick Stone, Vice-President Jim Kuiper, Pam Chumley, Building Commissioner David Dare, Building & Zoning Dept / BZA Secretary Quentin Blount, Community Development Commission Executive Director Nathan P. Origer

Absent: Matt Kelsey, Matt Rausch

Visitors: None

Call to Order: President Stone called the meeting to order at 6:00 pm.

Approval of Agenda: Upon a motion by Vice-President Kuiper, with a second from Mrs. Chumley, board members voted 3-0 to approve the agenda.

Approval of Minutes: Upon a motion from Mrs. Chumley, with a second from Vice-President Kuiper, board members voted 3-0 to approve the May 2015 minutes, June 2015 joint meeting minutes, July 2015 joint meeting minutes, and July 2015 notes.

New Business: None

Old Business: Rules & Procedures Approval: President Stone addressed an ongoing discussion regarding the board's Rules of Procedure. Additional dialogue ensued, and board members agreed to further evaluate this. President Stone declared the board will target the next BZA meeting in November for final approval.

Other Business: Cooper Case: Mr. Dare was asked to elaborate on a case regarding Medaryville property owner, Jack Cooper. Mr. Cooper was requesting to place a 450 sq. ft. cabin on his 4.75 acre parcel. However, the current UDO has a 950 sq. ft. minimum for permanent dwellings in the A-1 zone. Mr. Dare had previously discussed an option with Mr. Cooper that would convert an existing post frame building on the property into a dwelling conforming to the current zoning ordinance. In the end, Mr. Cooper was issued a permit for an accessory building, not a permanent dwelling.

Mr. Origer used this particular case as an illustration, to show how a comparable situation might relate to the new UDO. He explained that if property owners in the R-1, R-3, R-R, and A-1 zones desired a smaller home, they could perhaps be granted a special exception through the BZA for a "cottage home."

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 significant 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 from Mrs. Chumley, with a second from Vice-President Kuiper, board members voted 3-0 to adjourn at 6:39 pm.

Sincerely submitted,

Quentin Blount: Administrative Secretary, Pulaski County Board of Zoning Appeals

President Rick Stone

Vice President Jim Kuiper

BZA Secretary Quentin Blount
