

Pulaski County Board of Zoning Appeals
Commissioners Room, Pulaski County Courthouse
Winamac, Indiana
Monday, 28 March 2016

Meeting Minutes

Present: President Rick Stone, Vice President Pam Chumley, Matt Kelsey, Derrick Stalbaum, Matt Rausch

Staff: Building Official / Plan Administrator Doug Hoover, Building & Zoning Coordinator / BZA Secretary Quentin Blount

Advisory: Community Development Commission Executive Director Nathan P. Origer

Absent: Attorney Kevin Tankersly

Visitors: None

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

Approval of Agenda: Upon a motion by Mr. Stalbaum, with a second from Vice President Chumley, Board members voted 5-0 to approve the agenda.

Approval of Minutes: Upon a motion by Mr. Stalbaum, with a second from Vice President Chumley, Board members voted 4-0 to approve the January 2016 minutes.

New Business: *Public Hearing 032816-01; Jack Cooper:* Mr. Blount gave a quick overview of Mr. Cooper's situation. He informed the board of Mr. Cooper's desire to go through the proper steps in ensuring his *cottage home* could be used as a dwelling, rather than only an accessory building. The board discussed Mr. Cooper's situation, and upon a motion by Vice President Chumley, and with a second from Mr. Stalbaum, Board members voted 5-0 to grant Mr. Cooper a special exception use for a cottage home.

Public Hearing 032816-02; Lynda Hosek: Mr. Blount gave a quick overview of Mrs. Hosek's situation. Mrs. Hosek would like a variance to build a garage on her under-sized lot. The building & zoning office required a septic inspection be done at the property. This was to determine whether or not the proposed garage would cause septic-related problems in the future. The septic inspection was passed. After further discussion amongst the Board, and upon a motion by Mr. Stalbaum, with a second from Mr. Kelsey, Board members voted 5-0 to grant Mrs. Hosek a variance.

Old Business: None

Other Business: *Unincorporated Towns:* Mr. Blount acknowledged another zoning situation in the town of Pulaski. The issue again, is under-sized lots in unincorporated towns such as Pulaski, Denham, etc. Anybody wishing to begin new development, or continue developing their property in these areas will more than likely be required to pursue a variance. Board members agreed that this has the potential to be a continuous issue. Mr. Origer noted that it may be worth referring this to the plan commission, and recommending a possible language change to better account for these particular areas.

BZA Rules—Language Amendment: Mr. Origer asked for permission from Board members to make a small tweak to the Board's Rules. The proposed change involves clearing up confusion relating to the Plan Administrator serving on the BZA staff. Board members agreed to let staff come up with a change, and present it at the next meeting.

Public Comment: None

Adjournment: Upon a motion by Mrs. Chumley, with a second from Mr. Rausch, Board members voted 5-0 to adjourn at 6:46 pm.

Sincerely submitted,

Quentin Blount: Staff, Pulaski County Board of Zoning Appeals