

Pulaski County Advisory Plan Commission
Commissioners Room, Pulaski County Courthouse
Winamac, Indiana
Monday, August 22nd, 2016

Meeting Minutes

Present: President Lawrence Loehmer (Surveyor's Appointee), County Councilman Jay Sullivan, Darrin Wagner, Rick Stone, Doug McKinley, Matt Rausch

Staff: Building Official Doug Hoover, Building & Zoning Coordinator / APC Secretary Quentin Blount

Advisory: Community Development Commission Executive Director Nathan P. Origer

Absent: County Commissioner Terry Young, Vice President Jim Thompson, Extension Ag Educator Phil Woolery, County Attorney Kevin Tankersley

Visitors: None

Call to Order: President Lawrence Loehmer called the meeting to order at 7:00 pm.

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

Approval of Minutes: Upon a motion by Mr. Stone, with a second from Mr. Wagner, Plan Commission members voted 6-0 to approve the June 2016 minutes, and the July 2016 notes.

New Business: None

Old Business: Fees / Fines / Violations Discussion: Planning Department staff gave an update regarding the department's fee schedule:

Planning staff presented an updated fee schedule draft. As it stands, the fee schedule draft only covers planning and zoning fees associated with the Pulaski County UDO. Plan Commission members discussed the proposed fees for petitions to the Plan Commission, subdivisions, and other miscellaneous land-use fees referenced in the UDO.

Mr. Origer gave an update regarding the violation penalties being incorporated into the new fee schedule. As it stands now, any violation of Pulaski County's Unified Development Ordinance will result in the following: After receiving a Notice of Violation, any and all fees associated with the improvement are to be paid and the corresponding procedures are to be followed. There will be no penalty if the situation is resolved within 30-calendar days of notice.

However, after a 30-calendar-day grace period, the 'First Notice of Penalty' will be sent to the person(s) in violation. This notice will explain that any and all fees associated with the improvement are to be paid and the corresponding procedures are to be followed. In addition to the original development fees, a twenty-five (\$25.00) dollar penalty will be assessed each [business] day a civil violation remains uncorrected. If all fees and penalties are not paid, and other required forms of remedy are not commenced by the 60th business day following the 30-calendar-day grace period, a lien may be placed on the property upon which a violation has occurred.

Mr. Origer introduced the idea of a Highway Commercial Overlay District to the Plan Commission. The idea is to add flexibility that will establish limited, yet orderly commercial growth along primary highway corridors deemed to be appropriate by the Plan Commission; while at the same time, maintaining the integrity of the existing underlying zoning district.

Staff will continue to develop an updated fee schedule draft; including all building, planning, and zoning fees, and violations, and present the progress at the next Plan Commission meeting. Staff will also continue to monitor UDO clean-up issues, along with other various tweaks that need to be made.

Other Business: None

Public Comment: None

Adjournment: Upon a motion by Mr. Wagner, with a second from Mr. Rausch, Plan Commission members voted 6-0 to adjourn at 8:55 pm.

Sincerely submitted,
Staff, Pulaski County Advisory Plan Commission

President Lawrence Loehmer

Vice President Jim Thompson

APC Staff
