

Pulaski County Advisory Plan Commission
Commissioners Room, Pulaski County Courthouse
Winamac, Indiana
Monday, 24 October 2016

Meeting Minutes

Present: President Lawrence Loehmer (Surveyor's Appointee); County Commissioner Terry Young, County Councilor Jay Sullivan, Extension Ag Educator Phil Woolery; Doug McKinley, Rick Stone. Building Official/Plan Administrator Doug Hoover. Community Development Commission Executive Director Nathan P. Origer.

Absent: Vice President Jim Thompson, Executive Secretary Darrin Wagner; Matt Rausch. County Attorney Kevin Tankersley

Visitors: None

Call to Order

President Lawrence Loehmer called the meeting to order at 7:00 pm. In the wake of Quentin Blount's resignation, he appointed Mr. Origer administrative secretary for the meeting.

Approval of Agenda

Motion: Councilor Sullivan; second: Mr. Woolery; no discussion; approval: all.

Approval of September 2016 Minutes

Motion: Mr. Stone; second: Commissioner Young; no discussion; approval: all.

New Business

Building/Zoning coordinator application review: Mr. Hoover remarked that he had received one potentially promising application thus far. He and Mr. Origer had discussed the possibility of having Commission members review applications, serve on an interview committee, or both; Quentin Blount had volunteered to assist in the process of finding his replacement, too. Councilor Sullivan volunteered to assist with interviews and noted that the County has an interview checklist that could be useful; Mr. Woolery agreed to vet applications.

Mr. Origer noted that, Mr. Blount having expressed an interest in continuing his involvement in land-use planning, he had made an additional change to the updated Technical Review Committee (TRC) in the list of proposed changes to the unified development ordinance to include the Soil and Water Conservation District office coordinator. Messrs. Hoover and Blount had discussed attending conference jointly as Soil and Water seeks to expand its collaboration with relevant County departments.

Old Business

Rules of Procedure: Mr. Origer's and Mr. Woolery's edits had been incorporated. Brief discussion ensued. Adoption was considered.

Motion: Councilor Sullivan. Motion rescinded.

Members would have one additional month for review and comment, and the Rules would be considered at the November meeting. Additional changes would be made to address dealing with habitual attendance problems and replacement of frequently absent members.

Pulaski County Development Fee Schedule: No changes had been made to the land-use and residential-building sections. Mr. Woolery noted that the Starke County Advisory Plan Commission had conducted a public hearing before adoption of its fee schedule, so it was decided to include this in the November public hearing. Mr. Origer added that adoption would be worded so as not to repeal those aspects of the current fee schedule not yet addressed in the new schedule until such time as the rest of the work had been completed.

Changes to permitted uses, et c.: No new changes, other than regarding the TRC, *supra*; ready for consideration in November.

Moderate manufacturing text: No new changes; ready for consideration in November.

Highway commercial overlay text: Mr. Origer provided a brief review of the proposed district and then asked Mr. McKinley to describe his concerns with the proposal. Primarily, Mr. McKinley feared that covering the map with these overlays would encourage too much sprawling growth without Commission oversight. Mr. Origer clarified that a special exception would be required in most cases, and that at the very least an administrative exemption would have to be obtained before any commercial use not already permitted in an underlying district could be developed in an overlay. He also noted that overlays would not be implemented on every mile of highway in the county, but only in those locations designated by the Commission. He would be providing suggestions, based on his own observations, conversation with Mr. Hoover, and the future land-use map included in the comprehensive plan, regarding where the Commission may wish to establish overlays.

Proposed zoning-map changes: Mr. Origer reiterated that nearly all of the changes reflected correction regarding one of the following: a) Misclassification of highway-commercial parcels at C-1, b) overhauling residential zoning to replace sewer-served R-1 districts with R-3 and R-2, and c) correcting the zoning of properties designated as recreational because of confusion in the creation of the original zoning ordinance based on the County's comprehensive plan.

No new changes; ready for consideration in November.

Other Business

Membership terms: Mr. Origer noted Matt Rausch's current term ends at the end of this year. He would reach out to Mr. Rausch to see if he wish to be reappointed, or if the commissioners need to appoint a new Democratic citizen-member in January.

Public hearing/adoption of changes discussed above: Commissioner Young emphasized the importance of recommending that the Commissioners adopt all of the proposed changes, *supra*.

Public Comment

None.

Adjournment

Motion: Councilor Sullivan; second: Mr. McKinley; no discussion; approval: all. 7:39p.m.

Nathan P. Origer, Administrative Secretary *pro tempore*
Doug McKinley, Executive Secretary *pro tempore*

President Lawrence Loehmer

Executive Secretary *pro tempore*
Doug McKinley

Plan Administrator Doug Hoover
