

Pulaski County Advisory Plan Commission
Commissioners Room, Pulaski County Courthouse
Winamac, Indiana
Monday, September 26th, 2016

Meeting Minutes

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

Absent: Executive Secretary Darrin Wagner; County Councilman Jay Sullivan; Matt Rausch. Building & Zoning Coordinator / APC Secretary Quentin Blount. County Attorney Kevin Tankersley

Visitors: None

Call to Order

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

Approval of Agenda

Upon a motion by Mr. Stone seconded by Mr. McKinley, the agenda was approved unanimously.

Approval of Minutes

Upon a motion by Mr. Stone, with a second from Mr. McKinley, the August 2016 minutes were approved unanimously.

New Business

Rules of Procedure: Mr. Origer explained that he had a number of proposed tweaks and suggested tabling discussion until he could present those recommendations to the Rules Committee, and the Committee could review them. Matter tabled.

Old Business

Pulaski County Development Fee Schedule: Mr. Origer explained minor updates to the land-use fees, noting that most of the proposed fees had already been reviewed. He suggested that how the UDO distinguishes between major and minor subdivisions should be changed, and the proposed fees changed to reflect this; members approved.

Messrs. Hoover and Origer then reviewed the residential building-fee schedule. Mr. Origer reiterated that under the proposed new schedule, a project requiring inspections would begin with a small fee for the improvement location permit, which would followed by the appropriate inspection fee covering up to four visits and concluded with an occupancy-permit fee and inspection. The average inspection project would likely still cost less than under the current building-permit regime. Responding to Messrs. Woolery and Stone, Mr. Hoover explained the inspection process in greater depth. Commissioner Young expressed his appreciation for the inclusion of rental-inspection fees, noting that this should help to discourage "slum-lord" landlords.

Changes to permitted uses: The previously reviewed document was re-inspected, and Mr. Origer presented a few additional changes, primarily geared toward increased flexibility and Winamac adoption.

Moderate manufacturing text: No objections were raised to the proposed reclassification of minor and major manufacturing into three categories, intended to create greater flexibility for start-up and growing companies.

Highway commercial overlay text: Noting that he had misspoken at the previous meeting, Mr. Origer explained that, in most cases, a special exception from the Board of Zoning Appeals would be required unless a use were already permitted in the underlying district. He further elaborated that staff and members would have to decide where on the zoning map to create overlay districts. Members preferred using an overlay-district boundary that would include any property touched by an imaginary line, rather than a straight-line border that could leave some parcels partially in and partially out of a district. Commissioner Young expressed support for this addition, but some hesitance remained; Mr. Origer encouraged members to contact him with any questions or concerns.

Proposed zoning-map changes: A few questions were asked and answered, but the list was generally accepted as presented.

Responding to Mr. Origer's inquiry, the member reported preparedness for a public hearing in October to consider adoption of a partial fee schedule and changes to the unified development ordinance and the zoning map.

Other Business

Rugged Adventures: Mr. Hoover noted that residents north of Rugged Adventures were considering suing the Plan Commission, claiming that they had been misinformed of the nature of the rezone request considered and approved in January 2015.

Building/Zoning Coordinator status: Mr. Origer noted that the County Commissioners had approved signing a letter to the County Council recommending that Quentin Blount's position be funded at the full-time level for 2017. Members expressed support for this. Mr. Origer also discussed a potential future merger of the Building Department, Planning and Zoning Department, and Community Development Commission. He stated that this would be more palatable at a time when one of the agencies had a department-head vacancy, but that the County Council had suggested reviewing this matter during his 2017-budget meeting.

Public Comment

None.

Adjournment

Upon a motion by Commissioner Young seconded by Mr. Stone, the meeting was adjourned by unanimous vote at 8:14p.m.

Sincerely submitted,

Nathan P. Origer, Administrative Secretary *pro tempore*