

Pulaski County Board of Zoning Appeals
Commissioners Room, Pulaski County Courthouse
Winamac, Indiana
Monday, 18 October 2016

Meeting Minutes

Present: President Rick Stone, Vice President Pam Chumley, Derrick Stalbaum. Building Official/Plan Administrator Doug Hoover. Community Development Commission Executive Director Nathan P. Origer.

Absent: Matt Kelsey, Matt Rausch. Attorney Kevin Tankersley.

Guests: Steve Cardinal and Nathan Kaehler, Ceres Farms; Thomas Hurst, Leamon Stanifer.

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

Approval of Agenda

Motion: Mr. Stalbaum; second: Vice-President Chumley; no discussion; approval: all.

Approval of June 2016 Minutes

Motion: Vice-President Chumley; second: Mr. Stalbaum; no discussion; approval: all.

New Business

Public hearing #092616-01, Ceres Farms, LLC, variance request: President Stone opened the public hearing. Messrs. Hoover and Origer briefly reviewed the details of the request for a development-standards variance, noting that the petitioner requests to build new grain bins within required setbacks to replace previously demolished storage on the property at 5530 South U.S.-35; setbacks affected would be that from the highway and that from the neighboring North Central Coop property. Messrs. Cardinal and Kaehler further explained details of the project, noting that the new bins would have quieter fans, and that because the facility would no longer serve the general public, there likely would be less truck traffic to the site.

President Stone called for comments from the public and discussion and questions from the board; there were none. The president closed the public hearing and entertained action. The variance was granted.

Motion: Vice-President Chumley; second: Mr. Stalbaum; no discussion; approval: all.

Public hearing #092616-02, Leamon Stanifer variance request: President Stone opened the public hearing. Messrs. Hoover and Origer briefly reviewed the details of the request for a development-standards variance, with the latter noting that the petitioner requests to build a single-family detached residential structure on an R-1 lot, and with the former noting that the Health Department had signed off on the project, and the Department of Natural Resources had okayed construction. Mr. Stanifer noted that he intended to construct a new home on an existing foundation, no bigger or smaller than the house previously on-site.

President Stone called for comments from the public and discussion and questions from the board; there were none. The president closed the public hearing and entertained action. The variance was granted.

Motion: Vice-President Chumley; second: Mr. Stalbaum; no discussion; approval: all.

Old Business

Plan Commission updates: Mr. Origer reported on the status of the Advisory Plan Commission's (APC) work to update the unified development ordinance, Pulaski County zoning map, and development fee schedules. The matters would likely be considered at a public hearing at the November APC meeting.

Other Business

Roadway near Mr. Stanifer's property: Mr. Hurst stated that he owns property near Mr. Stanifer's and was uncertain as to who is responsible for maintenance and upkeep of the access road to the subdivision. The vice-president suggested that he review his title-insurance policy to seek if there is any mention of an easement. Mr. Origer reported that the County's online GIS map suggests that it's an unimproved county right-of-way; he would check the official plat map in the County Auditor's Office to investigate further.

Public Comment

None.

Adjournment

Motion: Vice-President Chumley; second: Mr. Stalbaum; no discussion; approval: all.
6:15*p.m.*

Nathan P. Origer, Administrative Secretary *pro tempore*

President Rick Stone

Administrator Doug Hoover
