

Pulaski County Advisory Plan Commission
Commissioners Room, Pulaski County Courthouse
Winamac, Indiana
Monday, November 28th, 2016

Meeting Minutes

Present: President Lawrence Loehmer (Surveyor's Appointee), Vice President Jim Thomason, Executive Secretary Darrin Wagner; County Commissioner Terry Young, County Councilman Jay Sullivan, Extension Ag Educator Phil Woolery; Rick Stone, Doug McKinley, Matt Rausch; Building Official Doug Hoover, Building & Zoning Coordinator / APC Secretary Chance Blankenship; Community Development Commission Executive Director Nathan P. Origer

Absent: County Attorney Kevin Tankersley

Visitors: Doug Denton, Monterey Town Council

Call to Order

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

Approval of Agenda

Motion to approve: Mr. Stone; second: Vice-President Thompson; no discussion; approval: all.

Approval of Minutes

Motion to approve: Vice-President Thompson; second: Commissioner Young; no discussion; approval: all

Old Business

Rules of Procedure: The APC voted to approve the entire *Rules of Procedure document*. Attendance, missing 3 meetings in a row or missing 3 meetings without an excuse or the course of a year will result in a motion to replace that member. The appointing body can determine resignation. Alternate members for the Plan Commission, this may be a better option for the BZA. Alternate for the Plan Commission is only necessary if a member is disqualified or cannot be involved due to a conflict of interest. The attendance and alternate-member language was just a last-minute addition that they approved *as part of approval of the full document*.

The Rules of Procedure were adopted as presented.

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

New Business

Public hearing — Unified Development Ordinance, #08-2016, and Development Fee Schedule, #09-2016: The proposed changes (various text amendments to the UDO and changes to the official zoning map) and parts A (Land Use) and B (Residential Building) of the Development Fee Schedule were presented for final consideration. Some of the specifics are; changes to some development standards, new moderate manufacturing type; addition of the Highway Commercial Overlay (HCO); map changes from R-1 to R-2, R-3, and R-4 for better distinction.

The amendments to the existing plan commission code, changing R-1 and R-3 zones in towns with existing sewer and towns like Pulaski with septic on individual small residential lots. Rezoning concerns with sewer hookup on residential zones and how they affect utilities. Land use has no bearing on taxation.

Highway Commercial Overlays: Light, Moderate, and Heavy Manufacturing, considering noise, traffic in, out, and around an industrial zone. Everything that is permitted in the Ag-1 zone will be permitted in the HCO and everything that is special exception in the Ag-1 zone is special exception in the HCO. Plan Commission accepts the language in the HCO proposal. The final decision is the place the HCO zones through Beardstown and south of Medaryville to SR 14 Eastbound.

President Loehmer called for public comment.

Mr. Denton commenting on the new business, Margie Wise's property will be changed residential, but the hay field in question will remain agricultural. East side of Bridge St. will be left agricultural. Mrs. Wise property and Mr. Denton's were left A-1 they were also grandfathered in. 4 parcels that went from A-1 to R-2 lay between Bridge street west and Walnut. Then Mr. Denton posed questions on the use of properties in town limits, especially when many properties will be rezoned from Agricultural to Residential, Residential to Commercial, and Agricultural to Commercial with no change in utility hook-ups. The use of the property is the use of the property regardless of zoning or current utility hook-ups. The decision of a property's use type is up to the discretion of the Plan Commission

President Loehmer closed the public hearing and entertained action. The UDO, including amendments to the zoning map, was approved for recommendation to the Commissioners.

Motion: Vice-President Thompson; second: Mr. Rausch; no discussion; approval: all.

Parts A and B of the Development Fee Schedule were approved for recommendation to the Commissioners with the caveat that all aspects of the existing Building Fee Schedule and APC and BZA fees not replaced by section A or B be preserved until the remainder of the Development Fee Schedule be completed.

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

2017 APC meeting schedule: BZA will be a joint meeting with the Plan Commission in January 2017. Every meeting will be on the calendar for the Commissioner's office at the courthouse, BZA members filled out the call sheet to prepare for next year.

They agreed to go from monthly to bi-monthly (odd-numbered months) — there will be a January joint session will be at 7:00, the APC meeting time, not 6:00, the BZA meeting time.

There was a motion to approve the 2017 Calendar.

Motion: Councilor Sullivan; second: Secretary Wagner; no discussion; approval: all.

Membership: Mr. Rausch's term is up at the end of 2016. To be on the Plan Commission and BZA for 2017, Mr. Rausch wishes to remain on the Plan Commission, but not the BZA. We will ask the County Commissioners to re-appoint Mr. Rausch.

Mr. Young will have to be replaced by another Commissioner, and that Mr. Sullivan wishes to continue as the Council's representative.

Motion: Councilor Sullivan; second: Secretary Wagner; no discussion; approval: all.

Old Business:

None.

Other Business

Plan Commissioner attorney: Should we appoint our own attorney or try and get the Commissioner's attorney, Kevin Tankersley to attend BZA and APC meetings, it seems that we need/ want an attorney at our meetings, possibly for specific meetings.

Public Comment

None.

Adjournment

Motion: Secretary Wagner; second: Mr. Rausch; no discussion; approval: all. 8:35*p.m.*

Sincerely submitted,

Staff, Pulaski County Advisory Plan Commission

President Lawrence Loehmer _____

Executive Secretary Darrin Wagner _____

Administrative Secretary Chance Blankenship _____