

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

**Meeting Minutes**

Present: President Jim Thompson, Vice-President Lawrence Loehmer (Surveyor's Appointee), Executive Secretary Doug McKinley; County Commissioner Jerry Locke, County Councilor Jay Sullivan, Extension Ag Educator Phil Woolery; Darrin Wagner. Building Official/Plan Administrator Doug Hoover. Community Development Commission Executive Director Nathan P. Origer.

Absent: Matt Rausch, Rick Stone [work]. County Attorney Kevin Tankersley

Guests: Patty Sullivan.

Call to Order

President Thompson called the meeting to order at 7:00 pm. Mr. Origer agreed to serve as administrative secretary for the meeting.

Approval of Agenda

**Motion: Mr. Woolery; second: Secretary McKinley; no discussion; approval: all.**

Approval of July 2017 Minutes

**Motion: Mr. Woolery; second: Mr. Wagner; no discussion; approval: all.**

Old Business

*Findings of Fact/rezoning application:* Mr. Origer presented the draft findings-of-fact intended to replace the existing application document to ensure better compliance with Indiana Code criteria, for the staff to use in preparing reports to the Commission, and for members to use in considering requests. Significant discussion ensued, the updates were accepted, and it was decided that the new document would be included in the application so that petitioners could have the opportunity to offer their own insights. Messrs. Hoover and Origer noted that they would make a point of providing staff reports in sufficiently in advance to give members enough time to consider requests prior to public hearings.

Mr. Wagner and Vice-President Loehmer expressed concerns about discussions regarding a recent recommendation to the commissioners to approve a rezoning request for an intensive agricultural use and members' informing the commissioners of their own changes of mind regarding aforesaid recommendation. Lengthy discussion ensued, and Mr. Origer suggested that appropriate use of the updated findings-of-fact document should help better to prepare members to make decisions without hesitation, save in situations where new information may come to light after a hearing. Mr. Origer agreed to approach County Attorney Kevin Tankersley to learn more about the appropriate circumstances under which to continue a hearing and to seek clarification regarding communication amongst members following a decision and during a continuance.

*Proposed changes to Pulaski County UDO:* Mr. Origer guided conversation step-by-step through the list of proposed changes for consideration at a November public hearing. Some concerns were expressed regarding allowing the minor-manufacturing use in the A-1 district by special exception, but ultimately that was deemed to be acceptable; generally, approval was offered, and members were encouraged to reach out to Messrs. Hoover and Origer with any questions or concerns.

New Business

*Map-amendment project: mobile-home parks:* Mr. Origer noted that at one point, when Quentin Blount still worked for the Commission, he and Mr. Blount had looked into registered mobile-home parks in the county and had determined that none had been zoned properly. He would be working to address this situation to have such changes considered during the November public hearing.

*Rental-inspection requirement and fees:* Rick Stone had previously expressed concern about the apparent lack of oversight of rental properties in Pulaski County and whether or not "slumlords" are too easily able to avoid punishment for failing to maintain habitable, sanitary properties, and former

Commissioner Terry Young had gone so far as to consider the establishment of a housing authority to provide guidance and oversight on such matters. Discussion ensued regarding which department(s) should be responsible for this, with a suggestion made that this falls under the Health Department's bailiwick, and Mr. Hoover's response that such duties often fall to him. The Commission consensus was that this issue doesn't fall under Commission jurisdiction, but certainly should be investigated, and applicable rules strictly enforced; Mister Origer said that he would work with Mr. Hoover to determine which rules and responsibilities currently exists, and what further steps may need to be taken.

Other Business

*Application checklist:* Mr. Wagner mentioned having spoken with a landowner considering a rezoning project who had inquired about an application checklist. Mr. Origer reiterated that he and Mr. Hoover would be working on an update to the application, and that replicating the checklist found in Board of Zoning Appeals applications would be part of the process.

*Staffing:* Mr. Hoover reported that he had anticipated introducing the new office assistant/board secretary at the meeting, but that the prospective hire had failed to appear.

*Training:* Mr. Hoover reported on his intention to host Nitty Gritty training for commission and board members and county commissioners early in 2018.

Public Comment

None.

Adjournment

**Motion: Mr. Wagner; second: Vice-President Loehmer; no discussion; approval: all.**  
8:21p.m.

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

**President Jim Thompson** \_\_\_\_\_

**Executive Secretary Doug McKinley** \_\_\_\_\_

**Plan Administrator Doug Hoover** \_\_\_\_\_