

***Pulaski County Board of Zoning Appeals***  
Commissioners Room, Pulaski County Courthouse  
Winamac, Indiana  
Monday, March 27<sup>th</sup>, 2017

**Meeting Minutes**

Present: President Rick Stone, Vice President Pam Chumley, Executive Secretary Matt Kelsey; Derrick Stalbaum, Phil Woolery. Building Official / Plan Administrator Doug Hoover, Building & Zoning Coordinator / BZA Secretary Chance Blankenship; Community Development Commission Executive Director Nathan P. Origer.

Absent: Attorney Kevin Tankersley

Visitors: David and Kathleen Newell, Paul and Brenda Gilsinger, Jerre Shanks

**Call to Order**

President Stone called the meeting to order at 6:00*p.m.*

**Approval of Agenda**

Motion to approve: Derrick Stalbaum; second: Pam Chumley; no discussion; approval: all.

**Approval of Minutes**

Motion to approve: Derrick Stalbaum; second: Matt Kelsey; no discussion; approval: all.

**New Business**

**Newell Variance:** Docket #BZA032717-01- The Newell's new home they wish to build needs a variance for standards because the wish to build 30ft from the North property line, while the UDO says they need to build 40ft from that property line. They wish to do this because of a cluster of trees on their property that would obstruct a driveway. Also they would like to merge the driveways and the house needs to be there for aesthetics purposes to make that work. A variance granted by a board shall stay implemented until the need of said variance in complete. However in this case there is nothing that says there would need to be a limit.

Public Comment: None

Motion to approve: Derrick Stalbaum; second: Pam Chumley; no discussion; approval: all.

**Gilsinger Variance:** Docket #BZA032717-02- The Gilsinger's variance for a new building in the village of Pulaski has been changed to a special exception variance and requires a separate meeting and separate notices to the public. The special exception meeting is necessary because the building doesn't violate any development standards, but instead the use of the suggested property as a cultural facility needs approval. The special exception meeting will be held April 17<sup>th</sup>, 2017 at 6pm.

Public Comment: Jerre Shanks mentioned, on behalf of Paul Gilsinger, that the proposed project would be beneficial to Pulaski and that none of the property owners in the area would have an issue with the new building.

**Old Business:**

*Manufactured Mobile Home Issues:* While we cannot **totally** prohibit mobile homes newer than 1981 and larger than 960sqft, we discussed allowing homes to come in only 15 or 20 years old, from the current date, and the older homes will have to enter using a special exception. Building Inspector will still inspect and can allow it in or keep the junk out.

**Other Business**

All of the zoning map changes that have gone into effect at the end of 2016 have been uploaded to the public GIS, the county and town of Winamac zoning are totally correct and up to date.

Any members that do not have alternates should be looking for members.

Members are to be thinking of changes they would like to make to the current UDO and keep a living document until the end of the year meeting to implement the changes.

Public Comment  
*None.*

Adjournment:

Motion: Vice-President Chumley; second: Derrick Stalbaum; no discussion; approval: all. 6:50*p.m.*

Sincerely submitted,

Staff, Pulaski County Board of Zoning Appeals

**President Rick Stone**

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**Executive Secretary Matt Kelsey**

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**Administrative Secretary  
Chance Blankenship**

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