

Pulaski County Advisory Plan Commission
Commissioners Room, Pulaski County Courthouse
Winamac, Indiana
Monday, November 27, 2017

Meeting Minutes

Present: President Jim Thompson, Darrin Wagner, Lawrence Loehmer, Rick Stone, Phil Woolery, Matt Rausch, Jerry Locke, Doug Hoover, Nathan P. Origer, Karla Kreamer

Visitors: Roger Ward, Evan Christiansen, Allen Fritz

Call to Order: President Thompson called the meeting to order at 7:00 pm.

Approval of Agenda: Motion to approve, Rick; 2nd Lawrence, all approved.

Approval of Minutes: Motion to approve Jerry Locke; 2nd Darrin Wagner, all approved.

Old Business

Findings of Fact/rezoning application

Nathan: Presently we have 3 different applications for rezoning, amendments, special exceptions, etc. Proposed application presented includes all 3 in one application to make administration process smoother and quicker process to get to board prior to meetings. All agreed to use this application immediately.

New Business

Public Hearing: proposed map and text amendments to UDO

Nathan: When zoning map was done, Morgan Hill was zoned incorrectly. Last year we overhauled rezoning to match new ordinances. Changes to take place in rezoning as per our county error are as follows:

Down zoning Carol Gutwein property from A-2 to A-1 as it should have been originally and upzoning Ward property to be compliant with ordinances so they can maintain and upgrade property as needed as A-2.

Roger Ward: Does not want the full acreage of the parcel rezoned, asked for 80 acres to be rezoned to coordinate with pivots and well near this location. This also would be a “neighborly” thing to do and keeps heavy truck traffic off side roads with proposed easement. Any property improvements will be kept a proper distance from highway and neighboring properties, as per 660’ distance clause.

Discussion & Mr. Ward distributed a map showing his parcel division intention. Nathan: we waved application fee because we were correcting zoning error. If we approve rezoning a custom parcel will we run into complications?

Discussion on Morgan Hill expansion. Lawrence: Ward should pay for the 80 acre parcel adjustment after rezoning correction on the 119 acre parcel is done because the 80 acre rezoning wasn’t our main concern in the rezoning.

Nathan: attorney stated this is acceptable because at one point in the past someone, in error, zoned this parcel incorrectly.

Lawrence motions to close public hearing; 2nd Rick. Downzone Gutwein from A2 to A1- motion by Darrin; 2nd Phil. Motion to approve 80 acre rezoning by Matt Rausch, Lawrence 2nd.

Nathan: text amendments to review. Discussion of the Air B&B verbiage addition. This will allow residents to offer this program but still keep restrictions regarding potential “hotel” usage of residential properties. Also offering light manufacturing ability in residential areas with limitations. Most changes are to clarify and make sure rules and procedures aren’t contradicting one another as well as to allow residents to exercise their property rights but govern responsible economic development without harming neighbors.

Rules of Procedure update- UDO updates distributed.

Deadlines: updated rules on page 5.5 suggest 28 days prior to public hearing. application must be submitted by resident. A non-public hearing PC meeting request is 2 weeks advance notice. Staff reports to board 10 day prior to meetings.

Mailings: Residents cannot mail a month in advance for rezoning hearings. Can’t post mark later than 15 days with certification of mailing.

6 months wait period to re-discuss a matter that was already voted on for residents.

Motion to approve text amendments to ordinance by Rick; 2nd by Matt Rausch.

2018 meeting schedule and location

Leave schedule the same; 7pm 4th Monday of odd number months. Location needs to be changed to Municipal complex due to elevator construction in the courthouse beginning January and anticipated completion July.

Membership Terms

We will be looking for a Republican to replace Darrin as he is planning to step down. Jay Sullivan is stepping down due to scheduling conflicts. Council will have to appoint one of their own.

Doug: We need an alternate in rare occasion members can't attend due to unforeseen circumstances.

Other Business

Doug discussed the Nitty Gritty rules & regulations seminar possibly in the month of February. This meeting would be held in the municipal complex. It was also suggested to offer this program to neighboring counties and they cover their portion of costs involved. Doug will contact program speaker on specific detail before we choose a date.

Public Comment Allen Fritz: No complaints about the Ward family. They've cleaned up the area around them. All water tests have passed.

Adjournment Motion by Lawrence; 2nd, Darrin, all members voted to adjourn at 8:26pm.

Sincerely submitted,
Staff, Pulaski County Advisory Plan Commission