

*Pulaski County Board of Zoning Appeals*

Pulaski County Highway Garage

Monday November 25, 2019

Meeting Minutes

**Present:** Jeremy Wentz, Abby Dickey, Matt Kelsey, Derrick Stalbaum, Doug Hoover, Karla Pemberton, Nathan Origer

**Call to Order:** 6:00pm-Derrick calls meeting to order

**Approval of Agenda:** Matt motions to approve, Abby 2<sup>nd</sup>

**Approval of Minutes:** May 20 minutes Matt motions to approve, Jeremy 2<sup>nd</sup>

**New Business:** -Special Exception for Corey Hintz to remove an older run down garage that is presently 2-3' on the east neighbors property and rebuild it 3' onto his property line, but still less than UDO regulations from setback. He also hopes to put an addition to their house on the west side, which would bring their house to close to the property line as per UDO regulations. The closest neighbor to the east wrote the board a letter stating they approve the addition. Corey gave the board photos and design, along with a copy of the letter from the neighbor.

Jeremy motions to approve the special exception to move a new construction garage over 3' onto their property line & addition on the opposite side of the house closer to the property line. Abby 2<sup>nd</sup>

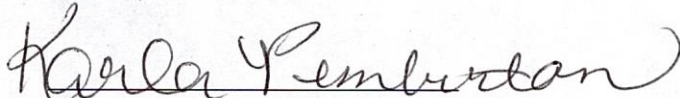
2020 Meeting schedule approval. Jeremy motions to approve, Matt 2<sup>nds</sup>.

**Old Business:** N/A

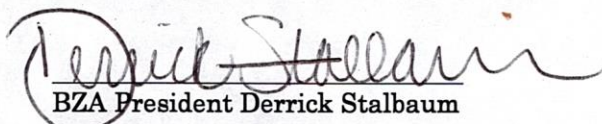
**Public Comment:** N/A

**Adjournment:** Jeremy motions to adjourn at 6:18pm, Abby 2<sup>nd</sup>

Sincerely submitted,



BZA Secretary Karla Pemberton, Pulaski County Board of Zoning Appeals



BZA President Derrick Stalbaum



BZA Executive Secretary Phil Woolery

**NOTICE OF PUBLIC HEARING OF A  
PETITION FOR SPECIAL EXCEPTION**

Notice is hereby given that on the 25<sup>th</sup> day of November, 2019 at 6:00 P.M. E.T.,

A public hearing will be held before the Pulaski County Board of Zoning Appeals (BZA) in the Pulaski County Highway Garage, Winamac, Indiana, 46996 on the petition of

HINTZ, COREY S. & EMILY K.

Docket # 11012019-11 is filed for a Petition for a special exception for the property comprising parcel(s)

66-10-03-231-012.000-007,

located at 1974 W 441 S, Star City, IN.

The nature of the petition is as follows:

Remove dilapidated garage to clean up property & replace with new attached 2 car garage placed further back from front property line than present garage. Remodel & addition to residents placing home closer to property line of owner to west of property.

The application and all submitted documentation are available for review Monday through Friday 8 a.m. to 4 p.m. in the Building/Zoning Department, County Building, 125 South Riverside Drive, Suite 150, Winamac.

The BOARD OF ZONING APPEALS has set said hearing at the time and place specified. Written suggestions or objections concerning this application may be filed with the Plan Administrator or Administrative Secretary at or before such hearing and will be heard by the BOARD OF ZONING APPEALS at the time and place specified. Interested persons desiring to present their views upon the application, either in writing or verbally, will be given the opportunity to be heard at the above mentioned time and place. Said hearing may be continued from time to time as may be necessary.

Dated at Pulaski County, Indiana, this 4<sup>th</sup> day of November, 2019.

Karla Pemberton,  
Building & Zoning Coordinator  
BZA Administration  
574-946-7858  
zoning@pulaskicounty.in.gov



FINDINGS OF FACT FOR SPECIAL-EXCEPTION REQUESTS  
for the  
PULASKI COUNTY BOARD OF ZONING APPEALS

Petitioner: Corey Hintz  
Parcel number(s): 66-10-03-231-012,000-007  
Parcel location(s): 1974 W 441 S. Star City  
Total acreage: .59

1. Is the proposed special-exception use compatible with the current comprehensive plan for Pulaski County (<http://gov.pulaskionline.org/comp-plan/>) and with the current conditions and character of its vicinity?

Yes

2. Would the use intended for the proposed special exception provide for the most desirable use for which the land in this zoning district is adapted?

Yes, the land is being utilized to expand the house for a more functional living space for a family.

3. Would the proposed special exception likely have a positive, neutral, or negative impact on property values throughout the jurisdiction?

Positive, the house is being updated to achieve a more modern and visually acceptable state.

4. Does the proposed special exception allow for responsible development and growth, or the opposite? Consider the following: potential economic impact, availability of adequate public facilities and services (utilities and drainage, roads and traffic, public safety, *et c.* — as necessary), adverse environmental effects, and similar issues.

Yes.

5. Does the nature of the proposed special exception require the imposition of any particular conditions to ameliorate any potential harmful impacts upon neighboring properties, infrastructure, or the community?

Yes, the existing garage is becoming structurally ~~decker~~ <sup>benefit</sup> worn and would benefit to be removed, and

6. Are there any written commitments that the applicant should make, pursuant to IC 36-7-4-1015, as a condition to the approval of the special exception request?

No.