

Pulaski County Advisory Plan Commission

Pulaski County Highway Garage

Winamac, Indiana

Monday, September 28, 2020

Meeting Minutes

Present: Bob Keller, Lawrence Loehmer, Jerry Locke, Tyler Gutwein, Ray Franko, Abby Dickey, Matt Rausch, Doug Hoover, Karla Pemberton, Nathan Origer

Call to Order: 7:08pm Lawrence call meeting to order

Approval of Agenda: Matt motions to approve, Tyler 2nd

Approval of Minutes: June 22, 2020 Abby motions to approve, Jerry 2nd

New Business: Review Commercial Solar Ordinance Sect 7 of PCUDO. Nathan mentioned not having solar in industrial but suggested it should be allowed in an industrial park. Matt questioned why we couldn't put solar in industrial. PVG program (property value guarantee) process was discussed and if it should be added to the ordinance. Noise dba was discussed.

Ordinance adjustments as follows:

50 dba from property line (Sec. 7.15A) from property line. Bob motioned to adjust, Matt 2nd. Then Nathan stated to not vote.

Setbacks were discussed (Sec 7.17) along with visual screening/tree lines.

7.13 B. Site specific screening

Conditions & Commitments under Conditions #2 reads of visual screening.

Tyler prefers the conditions & commitments regarding screening over the UDO as non-residential areas are not protected in the UDO as well as conditions & commitments from BZA special exception hearing. 7.14.c.3.a.1. need to incorporate something similar to what the BZA created for C&C's. Add line about non-residential

Put the first line in from what BZA stated.

Ray shared concerns about state & federal guidelines regarding noise also confirming discussion to avoid glare and lake effect for bird protection.

Sec 2 view shed/screening, as long as it reads all property not residential only.

Nathan suggested setbacks remain 75' but add 100' from structures. Board discussion on understanding setback scenarios. Tyler-I think existing property owner should get more than 75' setbacks. Nathan mentioned that when APC makes suggestions to alter ordinance it will go to public for review after it is reviewed by an attorney then have a hearing to share for public comment and then given to commissioners for their vote.

Fee Schedule: hearing fees potential adjustments discussion. Fee schedule for commercial BZA/APC hearing requests for commercial increased to \$500 for specific hearing requests.

Regarding solar ordinance alterations: Adding screening, 50 dba from property line, alter to read screening protection is all properties, not just residential.

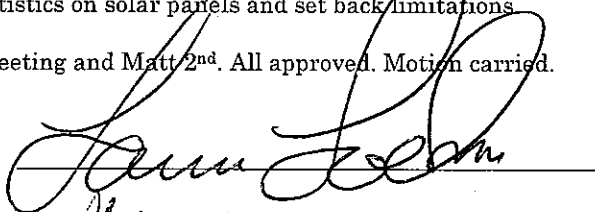
Old Business: N/A

Other Business: Lawsuit filed against BZA for the special exception approval of Mammoth Solar. No discussion was had, but board was made aware of the pending litigation.

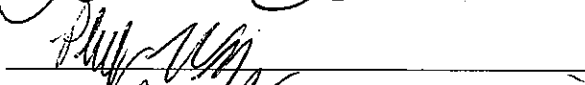
Public Comment: Connie Ehrlich-compare fees and ordinances of other counties and she has copies. Jennifer Kenebel- What about property value guarantees? Safety issues and animal migration regarding setbacks. Connie with Hoosiers for Renewables shared data and statistics on solar panels and set back limitations

Adjournment: 9:29pm Bob voted to adjourn the meeting and Matt 2nd. All approved. Motion carried.

President Lawrence Loehmer



Vice President Phil Woolery



APC Administration Karla Redweik-Pemberton



Next meeting scheduled Monday, November 23, 2020. All meetings will be held in the Pulaski County Highway Garage.