

Pulaski County Advisory Plan Commission
Pulaski County Highway Garage
Winamac, Indiana
Wednesday, December 8, 2021 7:00 EST
Rescheduled from regularly scheduled session November 22 2021

Meeting Minutes

Present: Megan Korous, Ray Franko, Tyler Gutwein, Todd Schmicker, Mike McClure, Abby Dickey, Mike Tiede, , Matt Kelsey, Darin Gudeman, , Karla Redweik, Tina Dunn, Nathan Origer

Absent: Bob Keller

Pledge:

Call to Order: Meeting called to order @ 7pm

Approval of Agenda: Mike Tiede Motions- Breann seconds All Approve
Pledge:

Approval of Agenda: Mike Tiede Motions- Breann seconds All Approve

Approval of Minutes:

- January 25, 2021 Mike Teide Motions/ Mike McClure seconds All in favor/Motion approved
- March 11, 2021 Mike Teide Motions/ Mike McClure seconds/All in favor/ Motion approved

New Business:

- 2022 Schedule-Todd Motions/Mike Tiede seconds/ All Approve

Pulaski County Advisory Plan Commission
2022 Meeting Schedule

January 24 Joint session with BZA at 6pm-Vote in new officers
March 28
May 23
July 25
September 26
November 28-Vote on 2023 schedule

All meetings will begin at 7:00pm Eastern time on the fourth Monday of odd-numbered months unless otherwise noted. All meetings will be held in the Pulaski County Highway Garage.

- Suggested UDO Amendments & Additions- various discussion about suggested adjustments/Discussion will be continued in January 24, 2022 meeting

Suggested Adjustments

	Current Ordinance Verbiage	Suggested Ordinance Verbiage Adjustment
1	2.3.B.1.a.3. If there are multiple owners, contract purchasers, or other persons authorized to submit the application, all such persons shall sign...	2.3.B.1.a.3. If there are multiple owners, contract purchasers, or other persons authorized to submit the application, all such persons or their legal representatives shall sign...
2	2.3.B.2. Application Content- The administrator is authorized to establish requirements... The administrator may amend and update these provisions as necessary to ensure effective and efficient review.	2.3.B.2. Application Content- The administrator is authorized to establish requirements... The administrator may amend and update these provisions as necessary up to 14 days prior to scheduled hearing date to ensure effective and efficient review.
3	2.3.B.6.b.1. On determining that the application is incomplete....	2.3.B.6.b.1. On determining that the application is incomplete...The applicant may correct the deficiencies no later than 14 days prior to scheduled hearing date and resubmit the application for completeness determination.
4	2.3.B.6.b.3. The administrator shall not process...	2.3.B.6.b.3. The administrator shall not process an application for further review until it is determined to be complete, prior to any reasonable administrator approved adjustments.

5	2.3.B.7.c. NEW	2.3.B.7.c. Supplemental documentation originally submitted with the application may be reasonably altered by the applicant. Such submission shall not hinder the scheduled hearing date, provided any adjustment has been approved by administrator and all required final UDO documentation has been submitted within 14 days prior to hearing date.
6	2.3.C.1.b. When an application is determined complete...	2.3.C.1.b. When an application is determined complete, but before any reasonable adjustments may be made to supplemental application documentation, it shall be distributed....
7	2.3.C.1.d. ...in accordance with Section 2.3 (D) (7)	2.3.C.1.d. ...in accordance with Section 2.3.B.7.
8	2.3.C.3.d. Make the application, related material...	2.3.C.3.d. Make the application, related material, and the staff report available for examination by appointment to the public in the office of the Administrator....
9	2.3.D.1.b. Following determination of application...	2.3.D.1.b. The administrator will provide the applicant with the names and addresses of landowners required to receive public notice, upon submission of application, supporting application documents and application fee.
10	2.3.R.1.f. "Engineering Certification. For all SES the manufacturer's engineer or another qualified registered professional engineer shall certify as part of the building permit application..."	MOVE NEW 7.18.A.9.
11	2.3.R.3.a.4. property dimensions	REMOVE-NOTE: parcel acreage is requested in 2.3.R.3.a.1. and many dimensions are located on deeds, which are required in 2.3.P.3.b.3.
12	2.3.R.3.a.5. location of and distance to...	MOVE NEW 7.18.A.10.
13	2.3.R.3.a.6. ...including locations, when/if possible, of any utilities, wells, drainage tiles and/or waterways.	2.3.R.3.a.6. ...Including locations, when/if possible, of any utilities, wells, drainage tiles and/or waterways.
14	2.3.R.3.a.7. Electrical cabling	REMOVE Is in #5 which is suggested to be pre-permit
15	2.3.R.3.a.8. Ancillary equipment	MOVE NEW- 7.18.A.11.
16	2.3.R.3.a.9. adjacent or on-site public....	2.3.R.3.a.9. adjacent or on-site public streets/roads and alleys- "PRIVATE" removed-should be addressed between property owner & developer
17	2.3.R.3.a.10.	MOVE NEW 7.18.A.12.
18	2.3.R.3.a.11. existing building setbacks & separation	REMOVE
19	2.3.R.3.a.13. existing easements	2.3.R.3.a.13. existing recorded easements
20	2.3.R.3.a.16. signage..	2.3.R.3.a.16. existing and proposed landscaping, lighting and signage as following National Electric Code
21	2.3.R.3.a.18. Dimensional representation....	MOVE NEW- 7.18.A.13.
22	2.3.R.3.a.20.	MOVE NEW- 7.18.A.14.
23	2.3.R.3.b. Topographic Map... 5' intervals	2.3.R.3.a.20. Topographic Map... 10' intervals
24	2.3.R.3.c. ...Indiana Public Utility Commission	2.3.R.3.c. IPUC is now Indiana Utility Regulatory Commission
25	2.3.R.5. After a special exception	MOVE NEW 7.18.A.15.
	4.4. 4.2 Table of Common Accessory Uses	Add Storage containers
	NEW	NEW 4.4.C.17. CARGO CONTAINERS – a. Definition: "Cargo Containers," "Shipping Containers," "Storage Container" include standardized reusable vessels that were: Originally designed for or used in the parking, shipping, movement or transportation of freight, articles, goods or commodities; and/or originally designed for or capable of being mounted or moved by rail, truck or ship by means of being mounted on a chassis or similar transport device. This definition includes the terms "transport containers" and "portable site storage containers" having a similar appearance to and similar characteristics of cargo containers. b. must be free of rust and graffiti and shall not be placed within incorporated town limited and any residential zoned districts c. A cargo container shall be classified as an accessory

		<p>storage container and is limited to placement in the following zoning districts: 1. A-1 General Agriculture, A-2 Intensive Agriculture, L-1 Light Industrial, H-1 Heavy Industrial</p> <p>d. As a condition of placement, cargo container sites shall be required to meet all permit, zoning and setback regulations and lot standards.</p> <p>e. The temporary placement of cargo containers on residentially zoned properties, or on properties with primary residential use, for the limited purpose of loading and unloading household contents, shall be permitted for a period of time not exceeding 90 days in any one calendar year.</p>
	NEW	NEW 4.2.d.5. Any approved mobile home shall be set on parcels a minimum of 1 acre in size. (modular homes have more strict state code standards vs mobile are only HUD standards)
	5.6.C.1.b. Fences & Walls Fences and walls are permitted on the property line between two or more parcels of land held in private ownership.	5.6.C.1.b. Fences & Walls Fences and walls are permitted near the property line between two or more parcels of land held in private ownership, as long as property owner installing the fence has proper spacing to maintain landscaping on both sides of fencing.

Old Business: N/A

Other Business N/A

Public Comment

Connie Ehrlich

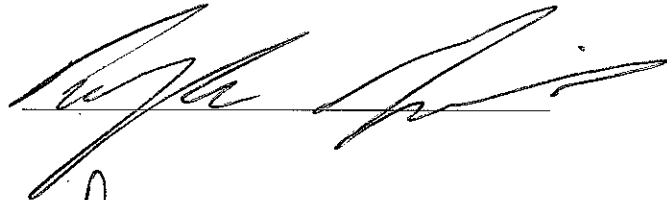
- Property line decibel concerns
- Battery storage
- Recording leases
- Buffering ½ mile
- Zoning signs

Joe Moyer

- State law recording leases?
- Property lines
- Tiles in fields

Adjournment Mike Teide Motions/Darin Seconds/ All in favor/ Approved

President Tyler Gutwein



Vice President Mike McClure



APC Administrator Karla Redweik



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