

***Pulaski County Board of Zoning and Advisory Plan Commission
Joint Session***

Pulaski County Highway Garage
Winamac, Indiana
Monday, January 25, 2021

Meeting Minutes

Present: Megan Korous, Bob Keller, Breann Wilson, Ray Franko, Tyler Gutwein, Todd Schmicker, Mike McClure, Abby Dickey, Mike Tiede, Derrick Stalbaum, Matt Kelsey, Darin Gudeman, Doug Hoover, Karla Redweik, Nathan Origer

Call to Order: Doug called joint session to order 6:01 pm and discusses meeting procedure

Pledge

Approval of Agenda: Mike Tiede motion to approve. Abby 2nd. All approved. Motion carried.

Approval of Minutes: November 23, 2020 Bob motion to approve minutes. Ray 2nd. All approved. Motion carried.

Old Business: N/A

New Business: Introduce new members & vote on officers

Ray motions Tyler for President, Bob 2nd. All approved. Motion carried.

Bob motions Mike McClure for Vice President. Ray 2nd. All approved. Motion carried.

Mike McClure motions Abby for Secretary. Ray 2nd. All approved. Motion carried.

Ray nominates Bob as APC to be on the board of zoning. Mike 2nd. All approved. Motion carried.

Discussion on potential UDO adjustments. Karla describes potential adjustments. Nathan clarified that these items are a lot of items that were discussed in the regularly scheduled November meeting. Cleaning up and moving verbiage

Chapter 2

2.3.R.3.a (pg 58)

- 1.) Remove 2.3.R.3.a.17, fire protection plan from 2.3.R.3.a, site layout plan, & make new 2.3.R.3.e, fire protection plan & add as worded in Mammoth condition #6
- 2.) Remove 18-"proof of correspondence"
- 3.) Remove 21-"any other item..." & make 2.3.R.3.d.
- 4.) Remove 2.3.R.3.c Communication (and move below); current 2.3.R.3.d. becomes 2.3.R.3.c.
- 5.) Remove 2.3.R.3.e Rule 5 compliance & add language to drainage-agreement- 7.18.2.b. (pg 227)
- 6.) New 2.3.R.4: (pg 59) "After a special exception has been awarded, but before any permits are approved, the CSES developer must provide a) proof of correspondence and cooperation with wildlife agencies re: endangered species; b) a copy of a communications study."
- 7.) Chapter 4 table (pg 102) - Amend to allow CSES by special exception in L-I & H-I zones

Chapter 7

7.14.C.3.a.1 (pg 224) Adjust language to read, "All non-participating property, regardless whether or not the property includes any permanent structure improvements will require a buffer, unless the owner waives this requirement."

7.15.A. (pg 225) Reduce maximum noise level at the property line from 80 dbA to 50 dbA. Add language from Mammoth conditions/commitments: "This condition is not expected to be met during project construction or during short-term periods of repair and maintenance, including grounds keeping (such as mowing), so long as transgressions of this limit do not occur between 7:00 p.m. and 7:00 a.m. Third-party-study evidence of the project's ability to comply with this condition shall be provided prior to issuance of improvement-location and building permits."

Additional Discussions:

-Setbacks (pg 227)

-Language relating to plantings on solar sites to minimize "lake effect", promote more compatible use, to provide for any chemical filtering, etc. (suggest only for CSES in ag districts, not in industrial districts) As noted in Mammoth condition #2

-7.14.C.1 (pg 224) perimeter fence? Mammoth conditions used language about deer fencing or not-as- ugly/industrial as chain-link. Deer fencing is suggested (but not necessarily durable enough). Maybe not chain-link is acceptable if it's inside tree barrier and would only need to be substituted with something more appealing if the specific site plan requires it to be outside of the tree buffer?

-Include country of origin, safety/environmental & MSDS as in mammoth condition #7?

-Property Value guarantee- add to UDO or leave it entirely to the discretion of the BZA on a project-by-project basis?

7.4 (pg 216) Decommissioning plan- Add language from Mammoth commitment #3?

Other Business: Starke Solar Final Expansion Special Exception Request

Public Comment: Connie Ehrlich –Name on special exception & which ordinance they are following

Decommission concern, screening concern

Mark- property value guarantee

Gail Lambert: Application fees Listen to public

Moratorium? Attorney advised against it. Screening questions

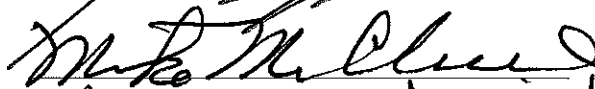
Trust in solar company, fire department

Adjournment: Breann moved to adjourn. Bob 2nd. All approved. Motion carried to adjourn at 8:33.

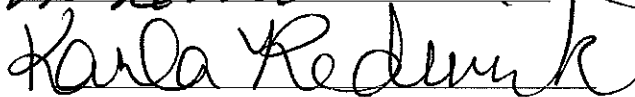
President Tyler Gutwein



Vice President Mike McClure



APC Administration Karla Redweik



Next meeting scheduled Monday, May 24, 2021. All meetings will be held in the Pulaski County Highway Garage.