

Pulaski County Advisory Plan Commission Meeting:

July 28, 2014

Present: Dave Bennett, Lawrence Loehmer, Jim Thompson, Jay Sullivan, Chad Rushing, Rick Stone, Darrin Wagner and Terry Young:

Advisory Members: Nate Origer, Director, Community Development Commission, David Dare, Building Commissioner: David Weber, Building Department Assistant, Kevin Tankersley, County Attorney:

Absent: Matt Rausch:

Call To Order: President Bennett called the meeting to order at 7:00 PM.

Approval of Agenda: Upon a motion by Mr. Young with a second from Mr. Thompson, the Commission voted 8 – 0 to approve the agenda.

Approval of Minutes: Upon a motion by Mr. Sullivan with a second from Mr. Young, Commission members voted 8 – 0 to approve the June 2014 meeting minutes.

- **Speaker/Presentation:** Doug Leman of the Indiana Pork Alliance, Andy Tauer from the Indiana Soybean Alliance and Ben Wicker spoke to commission members about the economic impact of agriculture, particularly livestock agriculture in Pulaski County and statewide. Highlights of their presentation include:

- a) livestock are the largest consumer of corn and soybeans in Indiana.
- b) The establishment and operation of CAFO's (confined animal feeding operation) does not negatively impact adjacent property values.
- c) Agriculture uses less tax dollars for community services (infrastructure) than does residential services.
- d) 38,000 jobs statewide generating almost \$300 million in tax receipts
- e) Regulatory issues: under IDEM jurisdiction, the permit process includes a thirty day comment period as well as notifications to both the county commissioners and adjacent property owners.
- f) Statewide, there seems to be increasing opposition to the development of CFO's (confined feeding operations)

- **Old Business:**

- **Zoning Ordinance Revision Update:** Mr. Origer stated that he has obtained one estimate for twenty five thousand dollars from one consulting firm. This is for formatting and not for text revisions, which would elevate the cost to forty six thousand dollars. Two other consulting companies have not yet responded with estimates. Funding could come from the CDC office. Cost sharing from the towns of Francesville and Winamac could depend on the complexity of any revisions to their ordinance.

Upon a motion by Mr. Young with a second from Mr. Wagner, President Bennett and Mr. Origer were authorized to approach both town councils to discuss their interest in this project by a vote of 8 – 0.

- **RV Vehicle Ordinance:** Mr. Origer stated that the draft text for RV's on private property is the same as in the previous draft. Language regarding campgrounds will follow state law, that is, that they may not be occupied year round. A discussion ensued, with no resolution about when or how to hear these ordinances or which county office will/should have enforcement authority.

- **Abandoned Vehicle Ordinance:** no changes have been made to the draft language since last month.

- **Blight Elimination Program (BEP) Grant Update:** Mr. Weber updated members on the status of this grant application: Discussion ensued about the Building Department's notification to homeowners about the need to demolish blighted/ abandoned structures and the difference between these efforts and the grant program which targets houses only, not accessory structures as does the county's Unsafe Building Ordinance.

- **Technical Review Committee:** Discussion took place about the need for a technical review committee which would review projects requiring specialized expertise. This could involve wind energy development, projects involving waterways, farming issues, etc. Upon a motion by Mr. Wagner with a second from Mr. Sullivan, Commission members voted 8 – 0 to establish a technical review committee consisting of Mr. Bennett, Mr. Origer, Mr. Dare and Mr. Rushing. The committee would report its findings to the full Plan Commission.

- **Other Business:** Mr. Wagner stated he was recently approached by a person who recently petitioned the BZA for a Variance. He/she expressed a concern to Mr. Wagner who directed him/her to the Building Department.

- **Motion to Adjourn:** Upon a motion by Mr. Wagner with a second from Mr. Loehmer, Commission members voted 8 – 0 to adjourn.

- **Next Meeting:** Monday August 25, 2014 @ 7:00 PM in the Commissioners' Meeting Room.