

## **Pulaski County Advisory Plan Commission: Meeting Minutes:**

**June 23, 2014: Commissioners' Meeting Room:**

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**Present:** Terry Young, David Bennett, Chad Rushing, Matt Rausch, Rick Stone, Lawrence Loehmer, Jim Thompson, Jerry Sullivan:

Nate Origer, Ex. Dir. Pulaski County CDC: David Dare, Building Commissioner:  
David Weber, Pulaski County Building & Zoning Department (non-voting members)

**Absent:** Darrin Wagner

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

- **Approval of Agenda:** Upon a motion by Mr. Sullivan with a second from Mr. Thompson, Commission members voted 8-0 to move Public Comment before Old Business.

- **Approval of Minutes:** Upon a motion by Mr. Rushing with a second by Mr. Loehmer, Commission members voted 8-0 to approve the May 2014 meeting minutes.

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- **Public Comment:** Mick Tiede, (Assessor's Office) asked Commission members if the zoning ordinance contains any setback requirements for the construction of ponds. No such setback requirements exist in the zoning ordinance. The County Highway Department does not have jurisdiction.

Mr. Tiede also inquired about the mobile homes being brought in the county and what is being done about the vacant home list his office has generated. A discussion ensued about how best to notify these homeowners to ensure a timely response. Upon a motion by Mr. Rushing with a second from Mr. Sullivan, Commission members voted 8-0 to direct the Building & Zoning Department to send these notices to homeowners certified mail.

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- **Old Business:**

1) Coordinated comprehensive zoning ordinance revisions with the towns of Winamac & Francesville: Mr. Origer reports one firm has given him a bid of thirty thousand dollars. He then highlighted some of the more significant deficiencies from their cursory review of our ordinance. One of the more significant deficiencies is our having a separate section for definitions, rather than incorporating these into the body of the ordinance which a number of counties have done. President Bennett stated the town of Winamac is interested in sharing some of the cost with the county. Mr. Origer stated when questioned that this thirty thousand dollar fee includes an entire re-write of our zoning ordinance.

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## **- New Business:**

**1)** The topic of a recreational vehicle (RV) ordinance was raised. One concern is that there may exist a number of persons who live year round in these vehicles essentially avoiding both applying for and paying a building permit, and also who may be in violation of the zoning ordinance. Mr. Origer stated he has received four to five sample RV ordinances from the Indiana Planning Association for Commission members to review. The town of Winamac has such an ordinance. The question of whether this should be included in our zoning ordinance revisions was raised. Further discussion ensued about residency in the county in these vehicles and for how long. No consensus was reached in this discussion.

**2) Abandoned Vehicle Ordinance:** A similar discussion ensued about whether to adopt an abandoned vehicle ordinance. Again, Mr. Origer had distributed a number of sample ordinances as well as a final draft of such an ordinance on June 20. No action was taken on this matter.

**3) Vacant Building Ordinance:** Discussion centered around the priority of this ordinance over both the RV Ordinance and Abandoned Vehicle Ordinance. Further discussion took place about enforcement of the Unsafe Building Ordinance. Mr. Loehmer asked how we would enforce a vacant building ordinance when in many rural parts of the county farmers may simply “walk away” from their properties when no longer profitable. Mr. Origer responded this ordinance is typically directed more at towns and urban areas where vacant/abandoned buildings create public health and safety concerns. President Bennett directed the Building & Zoning Dept. to have a draft ordinance ready at the July 28 meeting. No other action was taken on this matter.

**4) Assessor’s Office Contractor List:** Pat Tiede from the County Assessors’ Office addressed the list of Pulaski County based contractors forwarded to her office. The Assessor’s office needs such an updated list for the purpose of assessing real/personal/business taxes upon these companies.

**5) Manufactured Home Revisions:** President Bennett asked Building Dept. staff if the revisions regarding manufactured home revisions passed by the Commission and Commissioners last summer have been posted on the County Website. Mr. Weber responded that these are just about complete. President Bennett requested Mr. Dare and Mr. Weber to finalize these revisions and forward them to Mr. Origer for posting on the County Website by the July meeting.

**6) Mike Niehaus Trailers = State Rt. 421:** Mr. Tiede stated he has visited the property and that many trailers are being piled up in preparation for what he believes, to be burned. He stated he has attempted the contact the owner of the property (unsuccessfully) in order to conduct his assessment.

**7) Revision of Building Permit Fees:** Mr. Origer stated the Cass County Zoning Department typically levies a small permit fee for buildings used primarily/exclusively for agricultural purposes. Our department does not charge a permit fee for an accessory building used exclusively for agricultural purposes. It was suggested that the Building/Zoning Department re-visit their entire fee structure. President Bennett stated he recognized the Building & Zoning Department was taking on significant

amounts of additional tasks and asked if we can handle the increased workload. Mr. Weber reminded Commission members that he is only part-time in this office.

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

- **Next Meeting:** Monday July 28, @ 7:00 PM: Commissioners Meeting Room:

Minutes respectfully submitted by David Weber, Secretary, Advisory Plan Commission: