

Pulaski County Advisory Plan Commission

Pulaski County Highway Garage

Winamac, Indiana

Monday, March 20, 2023 7:00pm

Meeting Minutes

Present: Bob Keller, Breann Wilson, Tyler Gutwein, Mike McClure, Abby Dickey, Karla Redweik, Tina Dunn

Absent: Ray Franko, Mike Teide, Megan Korous, Todd Schmicker

Call to Order: Breann called the meeting to order at 7:03 pm

Pledge

Approval of Agenda: Abby Dickey motion to approve. Bob Keller 2nd. All approved. Motion carried.

Approval of Minutes: November 28th 2022 and February 6 2023 Bob Keller motions to approve Abby Dickey seconds Motion carries

New Business: Breann: Appoint Bob to BZA for APC member

Karla: We did this at our last meeting, I just wanted to do it again to make sure we were 100% accurate. All in favor motion carries

Leisure Time Campground: Currently the campground and residence attached is zoned recreational. The owners are wanting to sell the property and are having a hard time finding a buyer the way it is currently zoned. They are wanted to subdivide the parcel, making the residence ag and leaving the campground as recreational. They want to split 8.23 acres into the parcel with the residence that would leave 10.59 for the campground.

Abby asked if there as any cons to doing this

Karla: Maybe if the pond could of went with the campground, but the way the parcel had to be divided that would have been almost impossible. Also it will give to home owners privacy from the campground. The campground is the only one in the area zoned recreational.

Jennifer Salazar(current owner): The property is not being sold separately, with the rezone only one person is still going to buy it. It is going to operate as it is now. The people that want to buy it are thinking about having a church youth camp there. There is a bunk house that can hold 50 people. It is going to keep generating income for the county. The only reason for dividing and rezoning the property is for them to get financing.

Mike McClure makes motion to approve Bob Keller seconds All in favor Motion passes

Karla: I still need to take this for approval to the commissioners, it is tentatively approved.

Discussion only for language adjustments and/or fee schedule to Section C.5, Section A.5.a.i-vi, ordinance No 2006-2, add a permit expiration date, and language adjustment to UDO 7.14.B

Section C.5 Annual fee of \$15,000.00 each year until submitted site plan is complete. \$10,000.00 additional development fee to offset additional employee time/ cost and is due prior to permit submission. Any new class 1 structures or industrialized buildings will need separate building permit issued and Indiana Design Release submitted. Permit expiration date for solar TBD

Section A.5.a.i-vi

Violation fees increase

1st notice \$200.00

2nd notice \$400.00

3rd notice \$600.00

4th notice \$800.00

5th notice \$1000.00

Ordinance No 2006-2 Permits will expire after a period of one year or at the discretion of the building inspector.

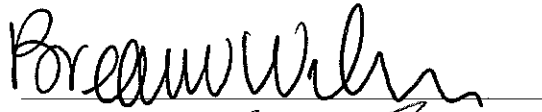
7.14.B Road frontage of participating property clarification

Public Comment: Connie Ehrlich: permit fees based on size of solar project
Battery storage concerns, road side setbacks for solar, Carbon Capture coming to county
Concerned about different road and drainage agreements for different solar companies

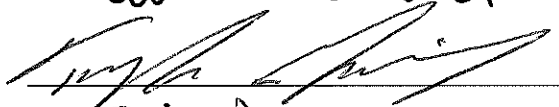
Gail Lambert: Fee schedule should be changed

Adjournment: Mike McClure motion to adjourn Bob Keller seconds
Meeting adjourned at 8:55pm

President Breann Wilson



Vice President Tyler Gutwein



APC Administration Tina Dunn



Next meeting scheduled Monday, May 22th 2023 @ 7pm. All meetings will be held in the Pulaski County Highway Garage