PULASKI COUNTY BZA

SPECIAL SESSION

Pulaski County Courthouse

August 27, 2026 | 6:00 PM

MEMBERS' PRESENT

- **Commission Members:** President Derrick Stalbaum, VP Abby Dickey, Secretary Matt Kelsey, Bob Keller & Mark Eber
- **Staff Members:** Plan Administrator Karla Redweik & Tina Dunn

CALL TO ORDER

The meeting was called to order by the President at 6:00 PM.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited by all present.

APPROVAL OF AGENDA

- **Motion:** A motion was made to approve the agenda as presented.
- **Vote:** Bob Keller Motions Mark Eber Seconds Motion passed

APPROVAL OF MINUTES

- **Minutes Reviewed:** Minutes from the March 30, 2026, meeting.
- **Motion:** A motion was made to approve the minutes of March 30, 2026, as distributed.
- **Vote:** Mark Eber Motions Matt Kelsey seconds Motion passed

OLD BUSINESS

- **Rules of Procedure (Update):**
  - Administrator Karla Redweik reported that both the APC attorney and the County Attorney are currently reviewing the Rules of Procedure.

NEW BUSINESS

- **Docket No. 08042026-01 (Corey & Emily Hintz - Special Exception / Variance):**

- **Proposal:** Request for a special exception/variance to build an addition and garage closer to the property line than allowed by ordinance, and to remove an existing old/rundown garage currently encroaching onto the adjacent neighbor's property.
- **Background:**
  - The applicants previously received BZA approval on November 25, 2019, for a similar request.
  - Due to the onset of COVID-19, financial constraints, and rising material costs, construction was delayed, causing the previous variance to expire under the standard 1-year timeline requirement.
  - The requested modification pulls the overall structure off the neighbor's property line while staying within the applicant's boundaries, though still requiring relief from the standard 10-foot setback.
- **Documentation:** Legal notices, site photos, finding of facts, and signed approval letters from both affected adjacent neighbors were confirmed in the board packet.
- **Findings of Fact Review:**

  1. *Public Welfare:* Will not be injurious to public health, safety, morals, or general welfare of the community.
  2. *Adverse Effect:* Will not substantially affect adjacent property values in an adverse manner.
  3. *Practical Difficulty:* Strict application of the zoning ordinance would result in practical difficulties in the use of the property.

- **Board Action:**
  - **Motion:** A motion was made to approve the findings of fact and grant the variance/special exception request.
  - **Vote:** Bob Keller motions Mark Eber seconds Motion passed

PUBLIC COMMENT

- Opportunity for public comments was opened on the docket item and overall meeting agenda; no public comments were offered.

ADJOURNMENT

- **Motion:** A motion was made to adjourn the meeting @ 6:09 pm
- **Vote:** Mark Eber Motions Abby Dickey seconds Motion passes

NEXT REGULAR MEETING:

Monday, September 28, 2026, at the Pulaski County Courthouse at 6:00 pm

President Derrick Staulbaum

Vice-President Abby Dickey

Secretary Matt Kelsey

Administrator Karla Redweik

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Pulaski County Board of Zoning Appeals
Pulaski County Courthouse
Winamac, Indiana
Thursday, August 27, 2026 6:00pm EST

Meeting Agenda

Call to Order

Pledge

Approval of Agenda

Approval of Minutes

3-30-26

Old Business

Rules of Procedure adjustments

New Business

-Hearing Docket #08042026-01: Corey & Emily Hintz, build addition and garage closer to property line than allowed, and removing current garage that is on adjacent property owners parcel

Other Business

Public Comment

Adjournment

Next meeting will be held on Monday, September 28, 2026 at Pulaski County Courthouse 6pm EST

Sincerely submitted,

Karla Redweik, Pulaski County Board of Zoning Appeals