Pulaski County Advisory Plan Commission

Special Session Minutes

Pulaski County Area Plan Commission Meeting Room

August 27, 2026 | 7:00 pm

APC Commission Members Present: Abby Dickey, Tyler Gutwein , Bob Keller, Megan Korous, Richard (Rick) Fox, & Breann Wilson

Members Absent: Mike McClure & Mike Teide

Staff Present: Karla Redweik (Plan Administrator), Tina Dunn

Members of the Public Present: See list

Call to Order & Pledge of Allegiance

The regular session meeting of the Pulaski County Advisory Plan Commission was called to order at 7:00 PM by the Chair. The Pledge of Allegiance was recited.

Approval of Agenda

President Dickey proposed amending the agenda to take up New Business ahead of Old Business so attendees would not need to wait through Old Business items, and noted a correction to the printed date for the next regular meeting (September 28, 2026).

- **Motion:** Tyler Motioned to approve the amended agenda.
- **Second:** Bob Seconded.
- **Vote:** Motion carried.

Approval of Minutes

- **March 20 Minutes:** Breann motioned and Bob seconded to approve the minutes of the March 20 meeting. **Motion carried.**
- **May 18 Minutes:** Bob motioned and Megan seconded to approve the minutes of the May 18 meeting. **Motion carried.**

New Business

1. Public Hearing: LAP Recycling Rezoning Petition (4861 East 600 North, Monterey, IN)

Petition Summary

The Commission opened a public hearing on a petition submitted by LAP Recycling (represented by owners Chris and Honey Loehmer, and by project engineer Brian Moench) requesting a zoning map amendment to reclassify approximately 48.8 acres at 4861 East 600 North, Monterey, Indiana from A1 (Agricultural) to A2 (Intensive Agriculture).

The parcel consists of an existing 8-acre operating site plus an adjoining approximately 40 acres recently acquired to meet the 40-acre minimum required for A2 zoning. Staff confirmed that required notices were sent to neighboring property owners within 2,640 feet and that notice was published in the newspaper; no members of the public contacted the office in advance regarding the notice.

The stated purpose of the rezoning is to allow LAP to consolidate its recycling and waste-handling operations — currently split across other Pulaski County parcels — onto this single site. Proposed uses include:

- A fully enclosed recycling/solid waste transfer and sorting facility (requires an IDEM solid waste permit)
- A wood grinding operation relocated from the current 550 North/200 North site (requires relocation of an existing IDEM air/minor source permit)
- Future concrete crushing operations (would require an additional IDEM air permit)
- Future composting operations (would fall under IDEM solid waste oversight)

Applicant Presentation

Honey gave opening remarks describing LAP Waste as a locally owned, family-run business operating in the county for approximately five years, currently employing about 90–100 people, and emphasized the company's commitment to the local community, employees, and long-term investment in the area.

Chris and project engineer Brian presented the conceptual site plan, business rationale, and regulatory pathway, including:

- The facility would use a solid concrete "floating slab" floor with chemically resistant sealed joints between wall and slab to prevent leachate infiltration, engineered to industrial loading standards.
- The recycling/transfer facility would be governed by an IDEM solid waste permit (renewable every 5 years), an operations plan describing inbound material inspection and rejection procedures, and would be subject to unannounced IDEM inspections and quarterly/annual reporting.
- Daily inbound tonnage would be capped at a level set through the IDEM permitting process (discussed generally in the 300–500+ tons/day range depending on final business plan); once the daily cap is reached, additional

material would be turned away to final disposal. All material must leave the property within 24 hours of arrival.

- Estimated 25–35 new jobs would be created by the consolidated operation; current company-wide employment is approximately 90–100 people.
- Site logistics were designed to separate recycling and wood-grinding truck traffic, reducing the crossover and congestion issues present at the current facility.
- Anticipated project/permitting timeline would put construction around spring 2027, contingent on land use approval as the first step, followed by IDEM solid waste and air permitting, county drainage board approval, and other local site approvals.

The applicant team stated a willingness to commit to a defined timeline (discussed as approximately 18–24 months) to cease operations at the current 550 North/200 North site and consolidate all operations, storage, and equipment onto the newly zoned property, and to bring all currently operated parcels into zoning compliance.

Board and Staff Discussion

Board members and the Plan Director (Karla) raised extensive questions, including:

- Outstanding zoning violations at the applicant's current 550 North/200 North property, and a related property associated with TS Triple M Land LLC (a recreational/adventure venue) that also appeared to have unresolved zoning and storage issues.
- The history of the violations, which staff indicated trace back to approximately 2023–2024; an IDEM solid waste violation at the 550 North site was resolved by executive order dated August 14, 2026, and a separate air permit timing violation (equipment operated before permit issuance) was also addressed.
- Why the applicant had not sought rezoning earlier, before violations accrued; the applicant acknowledged past shortcomings, described lessons learned, and stated the company has since brought on professional engineering and legal support to move forward correctly.
- Questions about truck traffic volumes (approximately 30–40 inbound trucks/day and roughly 10 outbound trucks/day at the current facility), load weights, weigh-in/weigh-out reporting, and handling of prohibited or hazardous materials found in incoming loads (e.g., liquid waste, refrigerant-containing appliances, batteries).
- Environmental controls, including stormwater management/EPA-delegated IDEM oversight, groundwater and soil monitoring, vector/odor/rodent control, noise, and hours of operation (proposed 6:00 AM–6:00 PM Monday–Friday, with more limited Saturday hours; gates locked outside operating hours).
- Whether A2 zoning versus Heavy Industrial zoning was the appropriate classification; A2 requires a 40-acre minimum lot (limiting future subdivision/intensity) while Heavy Industrial allows smaller 2-acre lots and a broader range of uses through a special exception process.

- A suggestion from staff that any approval include enforceable conditions and commitments: payment/resolution of outstanding violations, a firm deadline to cease operations and vacate the current non-compliant site, a road use/reimbursement agreement, drainage board (SWPPP) approval, water/soil testing, Homeland Security/DHS review of existing structures, and a decommissioning plan.

- **Board Action:**
  - The Board determined additional conditions, commitments, and documentation were needed before voting.
  - **Motion:** ***Megan*** motioned and seconded by ***Richard*** to recess the public hearing and reconvene it at the next regular meeting on September 28, 2026, keeping public comment open. **Motion carried.**
  - Staff was directed to work with the applicant on documenting proposed commitments ahead of the September 28 meeting.

Old Business

1. Battery Energy Storage Systems (BESS) Text Ordinance Review

Plan Administrator Karla Redweik presented a redlined draft of the proposed utility-scale BESS text amendment. Key provisions discussed included:

- **Definitions & Terminology:** Differentiated utility-scale BESS from smaller accessory battery storage (systems under 15 cu. ft. proposed exempt).
- **Required Agreements & Plans:** Standardized requirements referencing Indiana Code, including a required Certificate of Public Convenience and Necessity and consolidated reimbursement agreement.
- **Footprint & Coverage Limitations:** Proposed minimum site size of 10 acres and maximum of 20 acres.
- **Setbacks & Fencing:** Combined fencing and setback language, retaining a highlighted 1,320 ft setback to be verified for inverters and non-participating property lines.
- **Landscaping & Screening:** Updated continuous landscaping/berm and erosion control standards.
- **Maintenance & Ownership:** Decommissioning plan updates required every 3 years; 30-day notice required for ownership or operation changes.
- **Property Value Guarantee:** Plan Administrator noted property value guarantees should be handled via economic development agreements or County Council rather than land use ordinances.
- No formal vote was taken; staff will circulate the updated draft via email for further board review.

2. Public Comment — Solar and Battery Storage Ordinances

- Residents discussed community impacts of solar development (dark sky loss, proximity to homes, weed control, crop damage, noise/health concerns) and urged the Board to maintain protective provisions, including total acreage caps.
- Public input noted County Commissioners' recent rejection of proposed solar ordinance changes and encouraged the Board to seek unbiased legal/technical resources to bring revised recommendations back to Commissioners.

3. Parcel Combination Inquiry (Monterey Property)

- The County Surveyor's office requested clarification on combining multiple platted lots into a single parcel.
- Staff confirmed this is processed as a lot consolidation under Indiana Code (requiring signatures from Assessor and Auditor with Plan Director notified).
- The Board reached consensus that lot consolidations do not require formal Plan Commission action and can be handled administratively.

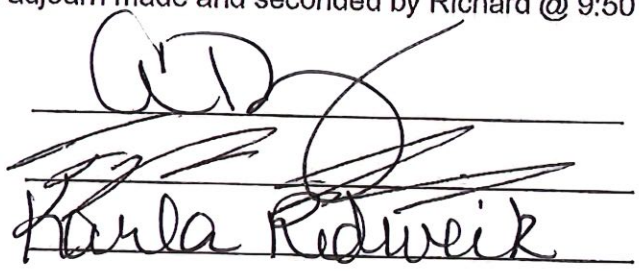
Adjournment

- **Motion:** Bob motioned to adjourn made and seconded by Richard @ 9:50 pm.
- **Vote:** Motion carried.

President: Abby Dickey

Vice President: Tyler Gutwein

Admin: Karla Redweik



Next Meeting September 28th @ 7:00 pm in the Courthouse meeting room 2nd floor.

APC Sign-in 08272026.pdf

Bess Text.pdf

LAP App.pdf

LAP map.pdf