

ROLL CALL

Dan Baumgardner	Jerome Markley
Harry Baumgartner, Jr	Keith Masterson
Jarrold Hahn	Mike Morrissey
Bill Horan	Tim Rohr
Richard Kolkman	John Schuhmacher
Finley Lane	

Michael Lautzenheiser, Jr., Director

The January 8, 2015 meeting of the Area Plan Commission was called to order at 7:30 p.m. by Michael Lautzenheiser, Jr. Eleven members were present for roll call.

ELECTION OF OFFICERS FOR 2014

President: Jerome Markley

Motion to retain the same President: Tim Rohr

Second: Bill Horan

Vote: 10-0-1 (Jerome Markley did not vote)

Vice-President: Mike Morrissey

Motion to retain the same Vice-President: Jarrod Hahn

Second: John Schuhmacher

Vote: 11-0

Secretary: Michael Lautzenheiser, Jr

Motion to retain the same Secretary: Mike Morrissey

Second: John Schuhmacher

Vote: 11-0

Appointment to the BZA: Harry Baumgartner, Jr.

Motion to retain current BZA appointment: Keith Masterson

Second: Jarrod Hahn

Vote: 11-0

Plat Committee: Michael Lautzenheiser, Jr., Jarrod Hahn, Bill Horan, Jerry Petzel, and Gary Shaw

Motion to retain the current Plat Committee members: Mike Morrissey

Second: Finley Lane

Vote: 11-0

APPROVAL OF MINUTES:

Jarrold Hahn made a motion to approve the minutes from the December 4, 2014 meeting. Finley Lane seconded the motion; the motion carried 11-0.

OLD ITEMS:

NEW ITEMS:

A 15-01-01 JEFFERSON TWP. Section 1, Lots 2 & 3 in Heyerlys Subdivision. Eventt P. Norris requests approval a 1' x 24' overhang and a 22' x 36' Greenhouse. The property is located at 105 Heyerly St., Ossian, IN 46777 and is zoned B-1.

Joel Hoehn, Stoodly & Associates, said he was there to get approval of sign that is already up. Michael Lautzenheiser, Jr. said that there are two items on the petition, the 1' x 24' overhang and the 22' x 36' greenhouse. Jerome Markley asked if it was a local contractor. Eventt Norris, Ossian Hardware, said it was. He said that he was unsure if anything was needed so that's why he had someone else do it.

Mike Morrissey asked what part of the petition required the development plan. Mr. Lautzenheiser, Jr. said that it was the roof that required the development plan. Mr. Morrissey asked if it would be anything with a roof over it. Mr. Markley asked if it was anything that went into the ground. Mr. Lautzenheiser, Jr. it would be anything that is consider an improvement to the property. Mr. Hahn said not all has to go thru development plan process and just need a permit. Mr. Morrissey asked if they would have gotten a permit first, would they need a development plan. Mr. Lautzenheiser, Jr. said that they would still need to get a permit since it was a business making the improvements per the ordinance. He said that we are looking into alternative ways to handle the smaller petition requests. Mr. Markley asked is the Plat Committee had anything to say regarding this petition. Mr. Lautzenheiser, Jr. said that they requested the greenhouse be moved based on an older survey. He said they found out that the boundary covenant restriction was lifted per the document Mr. Hoehn presented and that the greenhouse was ok to stay where it was located.

Conditions:

Motion to Approve: Jarrod Hahn

Second: Richard Kolkman

Vote: 11-0

A 15-01-02 LANCASTER TWP. SE/4 32-27N12E Private Capital Group Diversified Fund, LLC. (Bluffton KOA) requests approval for a zoning change to M-1. The property is located at 1625 W. Lancaster St., Bluffton, IN 46714 and is zones A-1

Ryan Chrismore, Bluffton KOA, asked for a continuance until February 5, 2014 meeting. Ben Murray asked what the address 1625 was. He suggested that it should say that the Bluffton KOA is at 1625. Michael Lautzenheiser, Jr. said we can add the description to the agenda for next month.

Ryan Chrismore asked if they would receive a document regarding the continuance. Michael Lautzenheiser, Jr. said that the minutes for this meeting would cover what was needed for the continuance. Mike Morrissey asked if everyone should save their packet for the KOA petition. Mr. Lautzenheiser, Jr. said they should keep their petition packet for the next meeting and that we would send any changes with next month's packet if needed. Ben Murray asked was M-1 stood for. Mr. Lautzenheiser, Jr. explained that it stood for manufactured homes. Jerome Markley notified public that a list of all the zonings and descriptions are available in the Area Plan Office.

Conditions:

Motion to Continue to February 5, 2015: Jarrod Hahn

Second: Mike Morrissey

Vote: 11-0

Approval of Attorney Contract for Colin Andrews

Michael Lautzenheiser, Jr. told the Area Plan Commission information about the new Attorney – Colin Andrews and the details that had changed regarding the contract this year. Jerome Markley wanted to confirm that Mr. Andrews is from the same practice as previous attorney. Mr.

Lautzenheiser, Jr. said that he is from Allen Co. and came to Wells Co. for the deputy prosecutor position and private practice. He said that Andy Antrim has talked to Colin regarding cases. Mr. Markley asked if he has had any experience with a plan commission. Mr. Lautzenheiser, Jr. said that he hadn't had that type of experience but does have past municipal law. Mike Morrissey said that Andy Carnall mentioned that Mr. Andrews is highly motivated to be involved in the community. Jarrod Hahn said that during the Plat Committee Meeting when they met with Mr. Andrews he seemed eager to get involved. John Schuhmacher said that with Mr. Andrews coming from the same legal office he will have experience to draw from.

Conditions:

Motion to Approve: Mike Morrissey

Second: Bill Horan

Vote: 11-0

Official board calendar for 2015

The days which changed from the original schedule were discussed and agreed upon.

Conditions:

Motion to Approve: Jarrod Hahn

Second: Harry Baumgartner

Vote: 11-0

V2014-002: Harry F. & N. Jeanne Wilson

Michael Lautzenheiser, Jr. said that the violation has been resolved. Jerome Markley said that the new owner resolved the violation quickly.

V2014-004: William D. Farabee

Michael Lautzenheiser, Jr. said that the process is started with the City of Bluffton for help regarding attorney fees. His recommendation is to turn violation over to attorney's office. Mike Morrissey asked if the letter would contain a timeline for another APC meeting. Mr. Lautzenheiser, Jr. said that the violation won't come back to us once it is at the attorney's office unless we are asking for an update. Mr. Morrissey asked if it was covered by the monthly retainer. Mr. Lautzenheiser, Jr. said it should fall under #3 but would get clarification. Mr. Morrissey asked if we would have time to get the city involved. Mr. Lautzenheiser, Jr. said that we would have time to hear from the city. John Schuhmacher said he felt we've done everything we can do and it's time to take the next step.

Conditions:

Motion to proceed with Attorney: Mike Morrissey

Second: Jarrod Hahn

Vote: 11-0

DISCUSSION:

Jerome Markley asked about the current court case regarding the wind tower project. Michael Lautzenheiser, Jr. said that it has been filed with the court and we should have a result by February. Mr. Markley just wanted to confirm we should have the decision within 60 days. Mr. Lautzenheiser, Jr. said yes unless they make a request for oral arguments. Mr. Markley asked if it required anyone to make a formal appearance. Mr. Lautzenheiser, Jr. said it wasn't required unless someone wanted to. Mike Morrissey asked if there were any request for oral argument, would it be in Indianapolis.

Jarrold Hahn said that he wouldn't be at the February, March, April, or May APC Meetings. He has spoken with Larry Owen and he is willing to be his replacement for those meetings. Mr. Hahn said that he would still be attending the Plat Committee meetings and passing that information on to Mr. Owen. Mike Morrissey said that the city hasn't taken any action on that and asked who all had a proxy. Michael Lautzenheiser, Jr. said that the only other board position would be the two County Commissioners appointees. Mr. Morrissey asked if all 11 members could have one. Mr. Lautzenheiser, Jr. said that everyone could have a proxy and that they are appointed the same way everyone else is. Mr. Markley asked if Mr. Hahn had to get this proxy approved first. Mr. Lautzenheiser, Jr. said that since Jarrod was able to appoint himself he is able to appoint Mr. Owen.

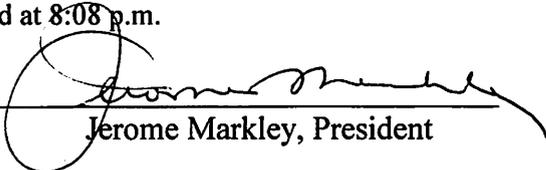
Bill Horan talked to the board about the Purdue Extension Office is doing a state wide needs assessment program over the next few months. They are holding an Open Forum January 20th regarding education needs in the community.

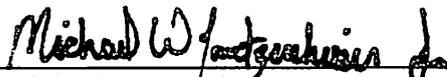
Jerome Markley made mention of the first Comprehensive Plan Steering Committee meeting the evening of January 20, 2015 @ 7pm.

ADVISORY:

ADJOURN:

John Schuhmacher made a motion to adjourn the meeting. Mike Morrissey seconded the motion. The January 8, 2015 Area Plan Commission meeting adjourned at 8:08 p.m.


Jerome Markley, President

ATTEST: 
Michael Lautzenheiser Jr., Secretary