

ROLL CALL

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

Michael Lautzenheiser, Jr., Director

The October 1, 2015 meeting of the Area Plan Commission was called to order at 7:30 p.m. by President Jerome Markley. Mr. Markley mentioned the passing of Board Member Finley Lane. Nine members were present for roll call. William Horan was absent.

Jerome Markley talked about how Finley was the 1st to welcome him to the Area Plan Commission and how Finley was a big fan for the Wind Energy coming into Wells County. Mike Morrissey mentioned how he might not have been very vocal at the meetings, but if he saw you on the street he could talk to you all day. Jarrod Hahn said that Finley saw many changes throughout his years as member of the Area Plan Commission. Keith Masterson spoke in regards to admiring Finley for the many years he dedicated to the Area Plan Commission. Michael Lautzenheiser, Jr. talked about how Finley Lane has represented the Town of Poneto for 30 years after joining the board in 1985. He talked about the big issues when Finley started and how differed through the years. He mentioned how Finley would call in weekly to check in or talk about the results from the meetings. John Schuhmacher said that he didn't know all of the things that Finley was involved with such as the Poneto's Fire Department. Harry Baumgartner, Jr. mentioned he didn't know that Finley farmed as well. Marcia Hotopp mentioned how they ran into Finley at Rural King Friday night before he passed away and he was alive and well. Mr. Markley ended the conversations about Finley Lane by saying he served us well.

APPROVAL OF MINUTES:

Jarrold Hahn made a motion to approve the minutes from the September 3, 2015 meeting. Mike Morrissey seconded the motion; the motion carried 9-0.

OLD ITEMS:

A 15-07-13 HARRISON TWP. Section 4 & Section 9 JaSun Industrial Park TIF Area
 Andrew Carnall, on behalf of the City of Bluffton, spoke regarding the TIF proposal Tim Ehlerding presented back in July. He said that it was done prematurely and now is asking for it to be signed again since it has been updated. Michael Lautzenheiser, Jr. explained that the board would be saying that the TIF is in compliance.

Conditions:

Motion to Approve Process: Mike Morrissey
 Second: Jarrod Hahn
 Vote: 9-0

NEW ITEMS:

A 15-10-21 HARRISON TWP. NE/4 9-26N-12E Randy Harnish requests an approval for 3 proposed 215' x 30' Storage Buildings. The property is located at 1247 S. Main St., Bluffton, IN 46714 and is zoned I-1.
 Joel Hoehn with Stody Associates and Randy Harnish with Wells Co. Lock-Up presented the petition. Mr. Hoehn explained how this petition was the final phase for the storage buildings next to Bummies. He

explained how the borrow pit will be expanded to allow for additional detention of storm water run-off. He said that the buildings will have gutters and down spouts as well as lighting on buildings. Mike Morrissey asked if all 4 sides of the pit would be built up. Mr. Hoehn explained in more detail how the storm water will be released. Jerome Markley confirmed that these units will fill up the remaining property. Mr. Harnish said that he only wants to build 1 of the 3 buildings at this time but wanted to get the permission to build them all now. John Schuhmacher asked which building was going to be built first. Mr. Harnish said that it would be the one to the north. He also mentioned that all of the storm water and drainage work will be done now. Mr. Markley asked if there was anything from the Plat Committee or the City of Bluffton. Jarrod Hahn said that there weren't any concerns from the Plat Committee. Michael Lautzenheiser, Jr. said that the City of Bluffton was ok with the plans. Mr. Markley asked if there were any public comments or concerns. There were none.

Conditions:

Motion to Approve: Mike Morrissey

Second: Jarrod Hahn

Vote: 9-0

A 15-10-22 LANCASTER TWP. SW/4 32-27N-12E K & R Gas Services LLC (Apache Propane) requests an approval for 41' x 50' Building Addition. The property is located at 1637 W. Lancaster St., Bluffton, IN 46714 and is zoned I-1.

Joel Hoehn, Stody Associates, talked about how Apache Propane wanted to expand to the North end of the building for additional truck parking. He explained that when they proposed the 1st development plan they took into account the next 100' north into the drainage calculations for future building. Jerome Markley asked if it was going to be used for storing trucks. Mr. Hoehn confirmed that they would be like the open bays used for parking now. Mr. Markley asked if there was anything from the Plat Committee. Jarrod Hahn talked about the 2 stage ditch being the 1st of its kind in Wells Co. and how throughout all the rain this past summer it worked really well. Mr. Hoehn talked about how they have installed the 2nd bulk tank and would like the possibility of a 3rd tank. Mike Morrissey asked if it would need approval since it was on the 1st development plan. Michael Lautzenheiser, Jr. stated that the tank wouldn't need approved with this plan since it was approved in the past. Jerome asked if there were any public comments or concerns. There were none.

Conditions:

Motion to Approve: Jarrod Hahn

Second: Harry Baumgartner, Jr.

Vote: 9-0

OTHER BUSINESS:

V 2014-016: RTT

Michael Lautzenheiser, Jr. said that he has had conversations with Rob Troxel and NESCO. He said that they would provide an update by the next meeting. He suggested continuing for 30 days until the November meeting. Jerome Markley asked where the City of Bluffton stood with this violation. Mr. Lautzenheiser, Jr. said that he was unaware of where the City was in regards to violation. Jarrod Hahn mentioned that the water line has been installed.

Conditions:

Motion to Continue to November 5, 2015 Meeting: Mike Morrissey

Second: Keith Masterson

Vote: 9-0

V 2014-019: Ronald Yoss

Jerome Markley mentioned the Health Department's Letter addressed to the Estate of Mr. Yoss and explained that he has passed away since the September meeting. Michael Lautzenheiser, Jr. said that the office has been in contact with Mr. Yoss's family and they have started working on the clean-up process. He recommended continuing 60 days to give the family time to continue their work. He mentioned that the Health Department was ok with that timeline as well. Jarrod Hahn asked if 60 days would be enough or if 90 days would be better. Mr. Markley explained that we can always continue it again after the 60 days.

Conditions:

Motion to Continue to December 3, 2015 Meeting: Jarrod Hahn

Second: John Schuhmacher

Vote: 9-0

V 2015-017: Ty & Ladana Hanni

Michael Lautzenheiser, Jr. informed the board that we have ^{NOT} heard anything from the owner. He said that he did find out that Mr. Hanni does in fact own both trailers and the property. Jarrod Hahn asked how the letter was sent to the owner. Mr. Lautzenheiser, Jr. said that it was by First Class Mail. Mike Morrissey asked how many times this violation has been heard at the meetings. Mr. Lautzenheiser, Jr. explained that the September 3rd meeting was the first time the board heard this violation. Mr. Morrissey said that the renters were here in good faith at the last meeting but they don't have any power to correct the violation. He mentioned sending a letter via Certified Mail if they are given another 30 days. Mr. Lautzenheiser, Jr. said that the goal of every violation is to get it resolved without legal force. Jerome Markley and Tim Rohr wanted to confirm that we've had no conversations on this violation. Mr. Lautzenheiser, Jr. said that we haven't heard anything from owners at all. Mr. Morrissey asked if they owned any other properties. Mr. Lautzenheiser, Jr. said that this is the only property they own in Wells County.

Conditions:

Motion to Continue to November 5, 2015 Meeting and send a certified letter to owners: Jarrod Hahn

Second: John Schuhmacher

Vote: 9-0

Update- Andrew Price – Ossian

Dan Baumgardner told the board that he talked to Andrew Price and was told that they are going to be start putting up drywall soon.

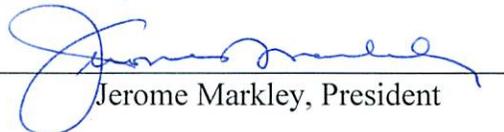
DISCUSSION:

Jerome Markley asked if there was any information regarding the wind farms. Michael Lautzenheiser, Jr. said that we are still waiting to hear from the judge. Mr. Markley confirmed the meeting for November 5, 2015.

ADVISORY:

ADJOURN:

John Schuhmacher made a motion to adjourn the meeting. Mike Morrissey seconded the motion. The October 1, 2015 Area Plan Commission meeting adjourned at 8:12 p.m.


Jerome Markley, President

ATTEST: 
Michael Lautzenheiser Jr., Secretary