

ROLL CALL

Dan Baumgardner	Jerome Markley
Harry Baumgartner, Jr	Mike Morrissey
Todd Fiechter	Tim Rohr
Jarrold Hahn	John Schuhmacher
Bill Horan	
Richard Kolkman	

Michael Lautzenheiser, Jr., Director

The February 4, 2016 meeting of the Area Plan Commission was called to order at 7:30 p.m. by President Jerome Markley. Ten members were present for roll call. Becky Stone-Smith was absent

APPROVAL OF MINUTES:

Jarrold Hahn made a motion to approve the minutes with the two corrections made from the January 7, 2016 meeting. Tim Rohr seconded the motion; the motion carried 10-0.

OLD ITEMS:

NEW ITEMS:

A 16-02-02 HARRISON TWP. SE/4 5-26N-12E Westland Park LLC requests an approval for a zoning change to I-1. The property is located on South Dougherty Street, Bluffton, IN 46714 and is zoned R-3.

Tony Crowell, Gordon & Associates, explained that he was there to represent Westland Park LLC. He talked about the lots owned by Westland Park and how they connected to the property to the south. Mr. Crowell said that by rezoning it to I-1 it would allow the properties to be consistent. Jerome Markley mentioned the updated drawing that included the northeast corner that wasn't accurate. Michael Lautzenheiser, Jr. told the board that the Comprehensive Plan was set up to look at this property. Bill Horan asked what it would take to rezone the SE corner. Mr. Lautzenheiser, Jr. said that it was owned by the railroad. He mentioned City Council filing a petition to rezone. Mr. Markley asked if it should be suggested to the City to file a petition on their own. Jarrold Hahn explained that they would be heard before the Area Plan Commission just like any other petition. Mike Morrissey asked what the cost would be for the City of Bluffton. Mr. Lautzenheiser, Jr. said that it would be the same as a normal rezoning petition. Mr. Hahn mentioned the discussion at the last meeting with the rezoning changes for a larger group area. He asked if there were any plans in the works that would require the change in zoning. Mr. Crowell explained the goal was to make the property all one use zoning. Mr. Markley asked the board and public for any additional questions or comments. There were none. Mr. Markley informed the board of the three motions available: Do Pass Recommendation, Do Not Pass Recommendation, or No Recommendation.

Conditions:

Motion to Send Do Pass Recommendation: Bill Horan

Second: Jarrold Hahn

Vote: 10-0

OTHER BUSINESS:

V 2014-016: RTT Investments LLC

Andy Newsom with NESCO Rentals and Matt Mead from Christopher B. Burke Engineering represented the petition. Matt Mead discussed the documents he handed out to the board. He explained that the current flood map was incorrect based on the data used was from the 1980's. He said that it wasn't an

exact science like it is now. Mr. Mead talked about how the next steps would go in order to change the floodplain drawings. Jerome Markley asked what it all meant. Michael Lautzenheiser, Jr. explained that the map currently shows that the building is in the floodway, but the elevations show that it's out of the floodway. He said that a Letter of Map Amendment (LOMA) would need to be completed to remove it from the floodway. Jarrod Hahn asked if the process for getting a LOMA was started. Mr. Mead explained that they are working on the LOMA process now. Mr. Hahn explained that the current map is from FEMA and that with a LOMA granted it would update the map for that area. Mr. Lautzenheiser, Jr. said that ~~one~~ the floodway is corrected then we can look at the Development Plan. Mr. Hahn asked for a timeline for completion of the LOMA. Mr. Mead said that they can take anywhere from 6 months to a year. He explained that it had to be approved by the DNR before being sent to FEMA and that the DNR was aware of the violation at the site. Mr. Markley asked if the violation would be taken care of after new documents and maps created. Mr. Hahn said that currently it is shown in the floodway and unable to approve a development plan. He said that once the map is fixed, then we can move forward with the development plan.

Conditions:

Motion to continue to the August 4, 2016 Meeting: Jarrod Hahn

Second: Mike Morrissey

Vote: 10-0

Board Member List

Jerome Markley asked the board if they had any changes to their information on the list. There were none.

DISCUSSION:

Jerome Markley asked about the appeal case. Michael Lautzenheiser, Jr. said that we have not heard anything as of yet.

Jerome Markley confirmed the March 10, 2016 meeting (2nd Thursday). He mentioned not being in attendance and that Mike Morrissey would be in charge. Joel Hoehn asked if the deadline was pushed back due to the meeting being a week later than normal.

ADVISORY:

Michael Lautzenheiser, Jr. talked about preparing a list of possible ordinance changes that were recommendations made to the office by the next meeting. He also talked about finding a starting point to look at the possible rezoning areas in the county.

ADJOURN:

John Schuhmacher made a motion to adjourn the meeting. Mike Morrissey seconded the motion, with a third from Todd Fiechter. The February 4, 2016 Area Plan Commission meeting adjourned at 8:00 p.m.

ATTEST:

Michael W. Lautzenheiser Jr.
Michael Lautzenheiser Jr., Secretary

Mike Morrissey
Jerome Markley, President
Mike Morrissey, Vice-President