

ROLL CALL

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

Michael Lautzenheiser, Jr., Director

The March 10, 2016 meeting of the Area Plan Commission was called to order at 7:31 p.m. by Vice-President Mike Morrissey. Nine members were present for roll call. Jerome Markley & Becky Stone-Smith were absent.

APPROVAL OF MINUTES:

Jarrold Hahn made a motion to approve the minutes with the correction made from the February 4, 2016 meeting. John Schuhmacher seconded the motion; the motion carried 9-0.

OLD ITEMS:

NEW ITEMS:

A 16-03-03 HARRISON TWP. NW/4 3-26N-12E Civil City of Bluffton requests an approval for a proposed 11,014 sq. ft. building addition. The property is located at 900 Compromise Lane, Bluffton, IN 46714 and is zoned R-1.

Joel Hoehn, Stooddy Associates, and Ted Smith, City of Bluffton Building Commissioner, represented the petition. Mr. Hoehn mentioned the state and how the City of Bluffton has been required to cover the outdoor treatment pools they currently have. He talked about the 6” tile around the building that the downspouts are connected to and how they feed into the 21” tile that is directed to the lagoons. Mr. Hoehn said that the building will be made from pole barn materials and that there will be no additional exterior lighting added. Michael Lautzenheiser, Jr. talked about the possible waiver for the buffer needed. Jarrold Hahn mentioned the fence on the property and how it wasn’t a buffer fence. Mike Morrissey asked if there were any questions or comments from the board or public. The buffer waiver was mentioned again.

Modification: Waive Buffer Requirement.
Motion to Approve with Modification: Bill Horan
Second: Jarrold Hahn
Vote: 9-0

OTHER BUSINESS:

Suggested Ordinance Revisions

Michael Lautzenheiser, Jr. talked about the possible ordinance changes that were suggested to the office over the past 6 months. The first item was Farmer’s Markets & Animal Processing. The second item was changing Special Exceptions to add that the remodel of an accessory building on the property to make a 2nd housing area for family/medical need. The third was coming up with a timeframe for the second item. The fourth item is updating the Sign Ordinance to read as the State requires. Mike Morrissey asked if it would affect existing signs. Mr. Lautzenheiser, Jr. said that the existing signs would be grandfathered. He also explained the proposed sign requirements for a B-1 zoned district that may not needing future BZA approval. Jarrold Hahn

suggested adding wording that would require petitioner to get approval from property or right-of-way owner. The fifth item would be updating items under the recreational vehicles and when they turn into a residential use. The sixth item is creating new and amended definitions.

Michael Lautzenheiser, Jr. talked about the possibility of a stop permit order if a development fails for storm water or other misc. items not working until it's fixed. Jarrod Hahn asked whose issue it would be - developer or individual. Mr. Lautzenheiser, Jr. said that it may seem like a simple task but it may not turn out to be that simple.

Mike Morrissey told the board to look over the proposed changes. Michael Lautzenheiser, Jr. said that there would be a separate meeting to go over the changes again. Jarrod Hahn suggested changing zoning laws regarding performance and maintenance bonds to possibly cover off-site work as well.

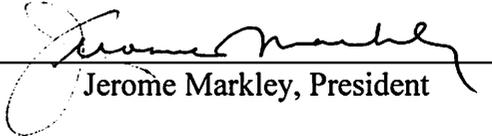
DISCUSSION:

Mike Morrissey confirmed the April 7, 2016 meeting.

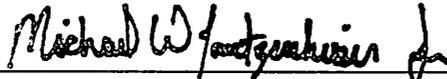
ADVISORY:

ADJOURN:

John Schuhmacher made a motion to adjourn the meeting. Tim Rohr seconded the motion. The March 10, 2016 Area Plan Commission meeting adjourned at 8:01 p.m.



Jerome Markley, President

ATTEST: 

Michael Lautzenheiser Jr., Secretary