

ROLL CALL

Dan Baumgardner	Jerome Markley
Harry Baumgartner, Jr	Keith Masterson
Larry Owen	
Bill Horan	Tim Rohr
Richard Kolkman	
Finley Lane	

Michael Lautzenheiser, Jr., Director

The April 2, 2015 meeting of the Area Plan Commission was called to order at 7:30 p.m. by President Jerome Markley. Nine members were present for roll call.

APPROVAL OF MINUTES:

Bill Horan made a motion to approve the minutes from the March 5, 2015 meeting. Keith Masterson seconded the motion; the motion carried 9-0.

OLD ITEMS:

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

Jerome Markley made mention on how Private Capital Group Diversified Fund, LLC. (Bluffton KOA) withdrew their petition for rezoning.

A 15-03-05 JEFFERSON TWP. SE/4 21-28N-12E Inotec USA Corp.(Haldrup USA). requests approval for an industrial building 30,000 sq. ft. with parking and storage areas. The property is located at 425 Industrial Parkway, Ossian, IN 46777 and is zoned I-1. This is a modification of an existing plan.

Tamra Boucher, representative of Haldrup USA, mentioned drainage issue for future development and how they are trying to come up with a way to plan ahead and take care of items now instead of needing to redo items in the future.

Conditions:

Motion to Continue to May 7, 2015 Meeting: Tim Rohr

Second: Bill Horan

Vote: 9-0

NEW ITEMS:

A 15-04-06 LANCASTER TWP. SW/4 22-27N-12E Steve & Gayla Gerber (Outdoor Concepts, Inc.) requests approval for 3 Lean-to's, a Show Room addition, and a 72' x 175' Pole Building. The property is located at 2275 N Main St., Bluffton, IN 46714 and is zoned B-3.

Joel Hoehn, Stoodly Associates on behalf of Outdoor Concepts, described the proposed expansion for Outdoor Concepts. He talked about the timeline for each project and the storm sewers and drainage. Jerome Markley asked to confirm that the projects are planning on being staggered. Mr. Hoehn said that the lean-to's are the first to be done, then other projects after that. Michael Lautzenheiser, Jr. informed the board that the setbacks would be met as well. Mr. Markley asked about the fence issue. Mr. Hoehn told the board that Steve Gerber said that if the fence needed moving then it would be moved. Mr. Lautzenheiser, Jr. talked about how the fence was in the easement and asked if Mr. Gerber had a timeline for the fence removal. Mr. Markley asked if the City of Bluffton had anything to say about the projects.

Mr. Lautzenheiser, Jr. suggested that a condition might be that permits can be issued after fence is removed. Larry Owen asked if any floor elevation would change. Tim Rohr asked what type of fence. Mr. Hoehn explained that the elevations would stay the same and that it was a solid fence. Mr. Lautzenheiser, Jr. mentioned that the commitment or condition would be with an approval only. Bill Horan talked about the City of Bluffton needing the fence removed before July. Mr. Lautzenheiser, Jr. mentioned the concern from when the Dentist office was built. Mr. Rohr asked which lean-to was to be done first. Mr. Hoehn said it would be the one to the north of the building. Mr. Lautzenheiser, Jr. notified the board that it would be the same contractor removing the fence and building the lean-to. Mr. Owen asked if the City had a date they wanted the fence removed by. Mr. Markley said that there needed to be a condition for an approval.

Conditions: Fence needs to be removed before any projects can start.

Motion to Approve with Condition: Tim Rohr

Second: Harry Baumgartner, Jr.

Vote: 7-2 (Keith Masterson, Jerome Markley)

A 15-04-07 LANCASTER TWP. SE/4 33-27N-12E Steve Dedrick (LA Brown Company) requests approval for a 24' x 14' office space addition. The property is located at 2895 E State Road 124, Bluffton, IN 46714 and is zoned B-3.

Michael Lautzenheiser, Jr. mentioned that wasn't anyone to represent the project. He suggested continuing until next month.

Conditions:

Motion to Continue to May 7, 2015 Meeting: Keith Masterson

Second: Richard Kolkman

Vote: 9-0

OTHER BUSINESS:

V2013-023: Rex Bates

Michael Lautzenheiser, Jr. updated the board on this violation. He said that the only part of this violation remaining is the removal of it from the property. Jerome Markley asked for a recommendation. Mr. Lautzenheiser, Jr. suggested sending a final notification letter and continue this violation to the May meeting. He said that if by the May meeting it is still in violation then he would suggest turning it over to the attorney. Larry Owen asked if weather would be a problem. Mr. Lautzenheiser, Jr. said that this mobile home is located in a driveway and that weather shouldn't be an issue.

Conditions:

Motion to send a Final Notification Letter and Continue to May 7, 2015 Meeting: Tim Rohr

Second: Dan Baumgardner

Vote: 9-0

V 2014-004: William D. Farabee

Michael Lautzenheiser, Jr. notified the board that at this time the fence hasn't been relocated. He suggested sending a final notification letter and continue this violation to the May meeting.

Conditions:

Motion to send a Final Notification Letter and Continue to May 7, 2015 Meeting: Bill Horan

Second: Keith Masterson

Vote: 9-0

V 2014-018 Kenneth Werling, etal

Kenneth Werling asked the nature of the complaint and wanted to know where the problem was in the ordinance. Michael Lautzenheiser, Jr. talked about the summary and intro and showed where the ordinance says that a semi-trailer cannot be used as an accessory structure. Mr. Werling said that he is trying to get the trailer plated but is having a hard time. He said that it was a good trailer but not road worthy. Harry Baumgartner, Jr. said that if the trailer isn't road worthy then it probably wouldn't be able to get plated as such. Mr. Werling said that he bought the trailer for storage purposed and not for it to be taken down the road. Mr. Lautzenheiser, Jr. mentioned page 52 in the ordinance and explained the section. Mr. Werling said that he had placed the trailer there not knowing about the ordinance. Mr. Lautzenheiser, Jr. said that the complaint made to the office was that there was a trailer being used as an accessory structure. Mr. Markley supported that it was part of the ordinance. Mr. Werling asked what he should do about items being stored inside the trailer. Larry Owen suggested he build a structure to use as a storage building. Mr. Markley talked about building according to the ordinance. Mr. Werling asked the board for a continuance of 3 months to figure things out.

Conditions:

Motion to Continue to July 2, 2015 Meeting: Bill Horan

Second: Harry Baumgartner, Jr.

Vote: 9-0

Jack Pace asked what could be done to help citizens of Wells County understand the ordinance. He talked about people needing to know what is allowed and what isn't.

V 2014-026 Home America Fund/Shane Brown

Shane Brown talked about the issue he had with the violation. He told the board that he had asked a couple members of the Uniondale Town Council about getting a permit for the shed and he was informed that a permit wasn't needed since the shed was on runners. Mr. Brown asked that the violation fees be waived since he was misinformed. Michael Lautzenheiser, Jr. mentioned that it was purchased from the same shed company that has caused other violations. Jerome Markley asked Richard Kolkman to pass information along to the Town Council members of Uniondale that permits are needed for any type of shed. Mr. Lautzenheiser, Jr. talked about how the board is unable to waive the violation fees.

Conditions:

Motion to Continue to May 7, 2015 Meeting: Bill Horan

Second: Richard Kolkman

Vote: 10-0

V 2014-030 Anna Parks

Michael Lautzenheiser, Jr. gave the board a recap from the BZA ruling at the March 24, 2015 meeting. He suggested continuing this violation 30 days to we can find out what the owners decided to do in regards to the deck and land purchase options. Jerome Markley suggested sending a letter to the shed company that is informing customers that a permit is not needed for movable sheds.

Conditions:

Motion to Continue to May 7, 2015 Meeting: Keith Masterson

Second: Dan Baumgardner

Vote: 9-0

DISCUSSION:

Jerome Markley asked about the appeal case. Michael Lautzenheiser, Jr. said that there isn't anything new at this time.

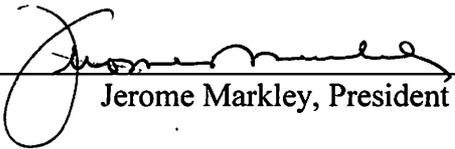
Bill Morris said that it was a nice meeting.

ADVISORY:

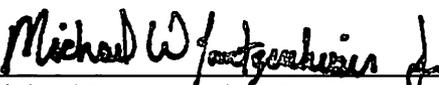
Michael Lautzenheiser, Jr. talked about the timeline for the Steering Committee Report and said that he was looking at the June 4, 2015 meeting to discuss the items.

ADJOURN:

Bill Horan made a motion to adjourn the meeting. Finley Lane seconded the motion. The April 2, 2015 Area Plan Commission meeting adjourned at 8:44 p.m.



Jerome Markley, President

ATTEST: 

Michael Lautzenheiser Jr., Secretary