

ROLL CALL

Dan Baumgardner	Jerome Markley
Harry Baumgartner, Jr	
Todd Fiechter	Tim Rohr
Jarrold Hahn	John Schuhmacher
Bill Horan	Becky Stone-Smith
Richard Kolkman	

Michael Lautzenheiser, Jr., Director

The May 5, 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. Mike Morrissey was absent.

**APPROVAL OF MINUTES:**

Bill Horan made a motion to approve the minutes with changes from the April 7, 2016 meeting. Jarrod Hahn seconded the motion; the motion carried 10-0.

**OLD ITEMS:**

**NEW ITEMS:**

**A 16-05-08 LANCASTER TWP. SE/4 27-27N-12E Apostolic Christian Care requests approval for 7 duplexes. The property is located on North Shore Drive, Bluffton, IN 46714 and is zoned R-3.**

Mick Cupp and Matt Bertsch represented the petition. Mr. Cupp talked about the project stating that Phase 1 was almost complete and now they were asking to start Phase 2. Michael Lautzenheiser, Jr. explained that there were 3 duplexes from Phase 1 that would be looked at as well. Mr. Cupp went on to explain that they were reducing the number of duplexes in Phase 1 due to the Activity Center. Mr. Bertsch said that Phase 2 will bring the total number of duplexes to 15 along with the Activity Center. Mr. Cupp explained that they were re-spacing 3 of the duplexes from Phase 1 due to the view of the water/fountain. Jerome Markley asked if there were any items from the Plat Committee. Mr. Lautzenheiser, Jr. said that there would be requirements for Phase 3 but Phase 2 was ok. Mr. Markley asked if the City of Bluffton was ok with the project or if anything was needed for drainage. Mr. Lautzenheiser, Jr. said that the City of Bluffton had signed off on Phase 2 of the project. Jarrod Hahn said that there weren't any concerns for the drainage. Mr. Bertsch explained how the drainage worked with the dry and wet pond. Mr. Hahn explained that the actual number of duplexes is not increasing from the original Phase 1 plans. Mr. Markley asked if there were any additional board or public questions. There were none.

Conditions:

Motion to Approve: Jarrod Hahn

Second: John Schuhmacher

Vote: 10-0

**OTHER BUSINESS:**

**Ordinance Revisions Update**

Michael Lautzenheiser, Jr. told the board that there are now scheduled times for the Open House for the Ordinance Revisions. The meetings will be held on Monday, May 23<sup>rd</sup> at 9am and 4pm. He explained that that it will be an informal review of the proposed changes and that the Public

Hearing will be June 2<sup>nd</sup> at the regularly scheduled APC meeting. Jerome Markley said that the board members are welcome to come to the meetings but are not required.

**E-Payments**

Michael Lautzenheiser, Jr. explained how the office was looking at online payment options for the online permits and future petitions as updated. He said that he would hopefully have the information so the board would be able to vote on which contract would work best. Jarrod Hahn asked how the fee would work. Mr. Lautzenheiser, Jr. explained the process with governments and electronic payments. Jerome Markley asked if this would happen before the end of the year. Mr. Lautzenheiser, Jr. said that if it was voted on at the June meeting then he would be hopeful to have it up and running by August. Tim Rohr asked if there has been a high request for credit card payments. Mr. Lautzenheiser, Jr. said that there has been a great deal of interested even with knowing there would be an additional fee for that type of payment. Mr. Hahn told the board that his office receives the same requests.

**Zanesville Master <sup>Re-zone</sup> Rezone**

Michael Lautzenheiser, Jr. explained that working with the town was moving smoothly and now we are just waiting on the Town of Zanesville to hear the zoning requests. John Schuhmacher said that it would be heard on May 17<sup>th</sup>.

**DISCUSSION:**

Jerome Markley asked about violations. Michael Lautzenheiser, Jr. said that there might be a couple new ones coming up. Tim Rohr asked about time given on violations. Mr. Lautzenheiser, Jr. said that majority of violations are following timeline given.

Jarrold Hahn suggested to the board a possible change for the rules and procedures. He said that the board seems to be flexible on who represents the petition at times and that they don't always have the authority to say something will happen. Michael Lautzenheiser, Jr. said that he would look at the wording.

**ADVISORY:**

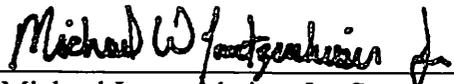
Jerome Markley asked about the appeals case. Michael Lautzenheiser, Jr. said that there wasn't any news at this time. John Schuhmacher informed the board that the case with Skyway Towers vs. Zanesville has been dismissed with prejudice. He explained that it meant it can't be heard again.

Jerome Markley confirmed the June 2, 2016 meeting.

**ADJOURN:**

John Schuhmacher made a motion to adjourn the meeting. Tim Rohr seconded the motion. The May 5, 2016 Area Plan Commission meeting adjourned at 7:59 p.m.

  
Jerome Markley, President

ATTEST:   
Michael Lautzenheiser Jr., Secretary