

ROLL CALL

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

Michael Lautzenheiser, Jr., Director

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

APPROVAL OF MINUTES:

Tim Rohr made a motion to approve the minutes from the April 2, 2015 meeting. Bill Horan seconded the motion; the motion carried 10-0-1. John Schuhmacher abstained from voting due to being absent at the last meeting.

OLD ITEMS:

A 14-12-28 HARRISON TWP. NW/4 3-26N-12E RTT Investments, LLC. requests approval for a hoop storage addition 7,494 sq. ft. The property is located at 3110 E SR 124, Bluffton, IN 46714 and is zoned B-3/I-1.

Michael Lautzenheiser, Jr. mentioned how the original petition was broken up and that the building addition was approved and a permit issued. He talked about how we haven't had any contact recently after multiple attempts regarding the hoop building. Mr. Lautzenheiser, Jr. suggested the board vote to withdraw this petition due to no representation at the meeting and how they are out of continuances.

Conditions:

Motion to Withdraw Petition: Bill Horan

Second: Finley Lane

Vote: 11-0

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, talked about the agreement on drainage changes with the Town of Ossian. She explained how they were upgrading the drainage tile from 24" to 48" to allow future growth. Michael Lautzenheiser, Jr. asked about the catch basin. Mark Reinhard, Engineering Resources, informed the board about the drainage changes with more detail. Luann Martin, Ossian Town Manager, agreed that the Town of Ossian is on board with the changes. Larry Owen talked about how it's good to plan for the future. Jerome Markley asked if the only change was the drainage. Mike Morrissey asked if they had to come back before the board to present the changes with a new drawing. Mr. Lautzenheiser, Jr. talked about how if the board was ok with changes, the updated drawings could be submitted to the office as a condition of an approval if the board decides to go that direction. Mr. Morrissey asked if the permit needed to be a condition as well. Mr. Markley said it would be a violation if they didn't get a permit. Ken Werling, Uniondale, asked if the additional water would flood downstream. Mr. Lautzenheiser, Jr. informed everyone that the original plan that was approved handled that concern.

Conditions: Updated drawing be turned in at the Area Plan Office showing updated drainage.
Motion to Approved with Condition: Bill Horan
Second: Mike Morrissey
Vote: 11-0

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 the petitioner requested that the petition be withdrawn.

Conditions:
Motion to Withdraw: Mike Morrissey
Second: Keith Masterson
Vote: 11-0

NEW ITEMS:

A 15-05-08 HARRISON TWP. NW/4 21-26N-12E Kevin Cool requests approval for a 2.0 acre division of a minor subdivision. The property is located 2021 E 350 S, Bluffton, IN 46714 and is zoned A-1.

Joel Hoehn, Stody Associates, explained the reason for wanting to split the house from remaining land due to an upcoming auction on June 20th. Jerome Markley asked for Plat Committee comments. Michael Lautzenheiser, Jr. mentioned that there is no well currently on the property to be split off. Ken Ellenberger, Ellenberger Brothers Auction, said that the auction is June 10th. He mentioned that the well issue is being taken care of by putting a restriction on the contract if the properties sell separately. Mr. Ellenberger explained that the buyers have up to 12 months to put in a new well if buyer is different than one for existing land. Larry Owen asked what if the properties sell together. Mr. Lautzenheiser, Jr. said that the approval would be good for 2 years. Bill Morris asked to confirm the date of the auction. He was told June 10th.

Conditions:
Motion to Approve with Condition: John Schuhmacher
Second: Mike Morrissey
Vote: 11-0

OTHER BUSINESS:

V 2013-006: A & T Lance, LLP

Michael Lautzenheiser, Jr. talked about the history of this violation. He said it was in violation due to junk accumulation and a semi-trailer body on the property. He mentioned how there was a lot of work done to clean things up. Alan Lance, A & T Lance, told the board that he got a permit to build a lean-to to cover the trailer and has contractors bidding on the project. Mr. Lautzenheiser, Jr. mentioned a yellow stand still outside. Mr. Lance said that it would be moved within 30 days and was planning on using it to help build the lean-to.

Conditions:
Motion to Continue to June 4, 2015 Meeting: Mike Morrissey
Second: Larry Owen
Vote: 11-0

V2013-023: Rex Bates

Michael Lautzenheiser, Jr. explained the history of this violation and how they are trying to find a buyer. He also mentioned how they found an alternative if they can't find a buyer to remove the mobile home. He notified the board of Mr. Bates medical issues and how he is trying to get things done. Jerome Markley asked for a suggestion. Mr. Lautzenheiser, Jr. suggested continuing it 60 days to the July meeting.

Conditions:

Motion to Continue to July 2, 2015 Meeting: Mike Morrissey

Second: Bill Horan

Vote: 11-0

V 2014-004: William D. Farabee

Michael Lautzenheiser, Jr. gave the board an update on the violation. William Farabee explained his problem and how he's already corrected the fence once and wanted to know how this was his problem. Mr. Lautzenheiser, Jr. explained that the fence is in the City of Bluffton utility easement on the west side of the property. Mr. Farabee said that he just wants the fence done and that the fence company won't come back out to fix the problem until they are notified for sure where it has to go. Mr. Lautzenheiser, Jr. mentioned that the fence company wasn't aware that a fence couldn't go in an easement in Wells Co. The board discussed easements and markings with Mr. Farabee. Mr. Lautzenheiser, Jr. told the board and Mr. Farabee how he offered the fence company that he would go out to the site and mark where it needed to be when the fence company was ready to correct the problem but he hasn't heard anything from them. Mike Morrissey motioned to continue 30 days to the next meeting and wanted Mr. Farabee to call the office with the fence company's phone number so we can set up a time to get things marked and fixed.

Conditions:

Motion to Continue to June 4, 2015 Meeting: Mike Morrissey

Second: John Schuhmacher

Vote: 11-0

V 2014-016: RTT Investments

Michael Lautzenheiser, Jr. explained to the board that this violation goes along with the petition that was withdrawn. He suggested sending a 2nd violation letter including an invite for the next meeting.

Conditions:

Motion to Continue to June 4, 2015 Meeting and send 2nd notification letter: Mike Morrissey

Second: Harry Baumgartner, Jr.

Vote: 11-0

V 2014-019: Ronald and Jacqueline Yoss

Michael Lautzenheiser, Jr. talked to Mr. Yoss before the meeting. He said that they have done some work during the past few weeks and how they are planning on having a few sales. He suggested continuing this violation for 60 days. Mike Morrissey motioned to continue this violation until July 2nd meeting but wanted the office to contact Mr. Yoss in 30 days to see how much progress has been made.

Conditions:

Motion to Continue to July 2, 2015 Meeting: Mike Morrissey

Second: John Schuhmacher

Vote: 11-0

V 2014-026 Home America Fund/Shane Brown

Michael Lautzenheiser, Jr. explained to the board how Mr. Brown still hasn't been in to get the permits he told the board he would get.

Conditions:

Motion to turn over to Attorney: Mike Morrissey
Second: Harry Baumgartner, Jr.
Vote: 11-0

V 2014-030 Anna Parks

Michael Lautzenheiser, Jr. talked about the BZA ruling and informed everyone that the shed has been moved to meet required setbacks and a permit has been issued for the shed. He said that we are still waiting to hear on their decision regarding the deck.

Conditions:

Motion to Continue to June 4, 2015 Meeting and send 2nd letter: Dan Baumgarder
Second: Mike Morrissey
Vote: 11-0

V2014-033: Kevin Thiele

Michael Lautzenheiser, Jr. told the board that he has spoken to the contractor for the violation and they are ready to start the work. He said that it should be done by the next meeting and recommend continuing the meeting until the June 4th meeting.

Conditions:

Motion to Continue to June 4, 2015 Meeting: Tim Rohr
Second: Keith Masterson
Vote: 11-0

DISCUSSION:

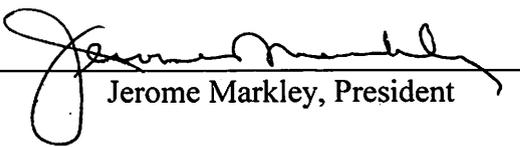
Jerome Markley asked about the appeal case. Michael Lautzenheiser, Jr. said that there isn't anything new at this time. They talked about how it's been at this stage for over 5 months now.

ADVISORY:

Michael Lautzenheiser, Jr. talked about the possible Ordinance Amendments and the Open House Scheduled for the 20th of May. Jerome Markley said that the Open House isn't a paid meeting. Mike Morrissey said that there can't be a majority of APC Members at the meeting. Mr. Lautzenheiser, Jr. agreed with stating no more than 5 members can be at the open house. He said that the proposed amendments will be heard at the June 4th meeting for the APC. A few board members asked for printed copies of the proposed amendments and Suzie Freck said that she would send them out the following day to each member. There were a couple members from the public that asked questions regarding the amendments and those questions were answered.

ADJOURN:

Mike Morrissey made a motion to adjourn the meeting. John Schuhmacher seconded the motion. The May 7, 2015 Area Plan Commission meeting adjourned at 8:45 p.m.


Jerome Markley, President

ATTEST: 
Michael Lautzenheiser Jr., Secretary