

ROLL CALL

Dan Baumgardner	Jerome Markley
Harry Baumgartner, Jr.	Mike Morrissey
Tyson Brooks	Tim Rohr
	John Schuhmacher
Jarrold Hahn	Becky Stone-Smith
Bill Horan	

Michael Lautzenheiser, Jr., Director

The November 2, 2017, meeting of the Area Plan Commission was called to order at 7:30 p.m. by Jerome Markley. Nine members were present. Mike Morrissey arrived late and Kip Bunch was absent.

**APPROVAL OF MINUTES:**

Jarrold Hahn made a motion to approve the minutes with changes from the October 5, 2017, meeting. Becky Stone-Smith seconded the motion; the motion carried 9-0. Mike Morrissey arrived after minutes were approved.

**OLD ITEMS:**

**NEW ITEMS:**

**A 17-11-13 LANCASTER TWP. NE/4 27-27N-12E Loving Shepherd Ministries request an approval of a Major Subdivision for 2 lots. The property is located at 1935 N Main St., Bluffton, IN 46714 and is zoned B-3.**

Joel Hoehn, with Stody's, talked about the petition. He said that since it's no longer a clinic they want to sell the pole building. Jerome Markley asked if there was anything from the Plat Committee to discuss. Michael Lautzenheiser explained how this wasn't a normal major subdivision. He said there wouldn't be any new streets and they are only granting right-of-way (ROW). He also talked about how all the utilities were already present. Mr. Markley asked if there were any drainage issues. Jarrod Hahn mentioned that nothing was changing. Bill Horan talked about the meter needed for water per the city's request. Mr. Lautzenheiser explained how that wasn't for the board to decide and how it would need to be handled thru the City of Bluffton. Mike Morrissey asked if the city was ok with everything. Mr. Lautzenheiser mentioned the city sign-off sheet. Mr. Markley asked if there were any setback issues. Mr. Hoehn said that the buildings all meet the required setbacks. Mr. Markley asked if there were any additional board or public questions or comments. There were none. Mr. Lautzenheiser talked about the need to establish the Plat Committee as secondary approval sign off after the City of Bluffton.

Conditions: Establish Plat Committee as secondary approval sign off after City of Bluffton.

Motion to Approve: Jarrod Hahn

Second: Mike Morrissey

Vote: 10-0

**A 17-11-14 ROCK CREEK TWP. SW/4 1-27N-11E Town of Uniondale requests an approval a Wastewater Treatment Facility. The property is located at the corner of 550 N & 100W, Uniondale, IN 46791 and is zoned A-1.**

Jeremy Hardy, Commonwealth Engineers, talked about the stricter guidelines that caused the need for a new facility to treat the wastewater. Jerome Markley asked if it was a necessity. Mr. Hardy explained how it was needed to meet the requirements. Mr. Markley asked if the town was cited. Jarrod Hahn talked about the agreed order for 6 months. Mr. Hardy mentioned the grant that the town just received. Michael Lautzenheiser talked about how the plan would comply with local ordinances and how he felt it would be in compliance. He said that an as-built survey would be needed once finished. Mr. Hahn talked about the Plat Committee discussion regarding DNR and Army Corp of Engineers. Mike Morrissey talked about the proximity to Roush Lake. Mr. Hahn and Mr. Lautzenheiser talked about how the lake was full in 2015 and almost full in 2005 from rain. Mr. Morrissey asked if it would cover any future needs for the town. Mr. Hardy said that it was designed to incorporate stricter limits than required. He said that the building could be added on to if required. Mr. Markley asked the board if there were any additional questions. Tyson Brooks asked if this was the current site as well. Mr. Hardy confirmed that it was. Mr. Hahn asked about the wetlands on the property. Mr. Hardy said that it would be used for storage if needed. Tim Rohr asked if there would be a full time operator there. Mr. Brooks asked about the smell factor. Mr. Hardy explained that they would use the same operator as Poneto and that the smell factor would be better than currently due to it be stored in the building. Mr. Markley asked if there were any questions from the public. Mr. Hardy talked about the cost and the grant that was received. Mr. Hahn mentioned that the grant was for \$650,000.00. Mr. Hardy said that the balance would be covered thru the state revolving loan program. Mr. Morrissey asked if it would increase property taxes. Mr. Hardy said that it would be done thru sewer rates if needed but was unsure as to what the town had planned.

Conditions:

Motion to Approve: Bill Horan

Second: Jarrod Hahn

Vote: 10-0

#### **OTHER BUSINESS:**

##### **Amendment to Rules of Procedure (meeting start time)**

Jerome Markley talked about the history of the request. He asked Tim Rohr if there were any issues from work regarding the change in start time. Tim Rohr said that it was fine and he would make it work. Mike Morrissey and Tyson Brooks both mentioned that it was a good idea. Michael Lautzenheiser said that an action would be needed for a motion, 2<sup>nd</sup>, and vote.

Motion to Amend Start Time to 7pm starting at the January 2018 Meeting: Mike Morrissey

Second: Tyson Brooks

Vote: 10-0

#### **DISCUSSION:**

Michael Lautzenheiser talked about how the office has been very busy. He asked if the board would be ok with the annual report and the plan of operations to be discussed at the January meeting instead of the December meeting since we wouldn't have the final numbers until end of

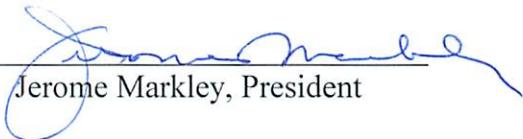
year. Jarrod Hahn said that it wouldn't be an issue unless there weren't any petitions for the January meeting and that in that case he'd prefer to review them at the December meeting. Mr. Lautzenheiser said he would have them prepared just in case.

**ADVISORY:**

Jerome Markley confirmed the December meeting next month. The meeting will be on December 7, 2017. Jarrod Hahn mentioned that he would be at the January meeting, however, February thru April he will be absent. He talked about trying to find a replacement for those meetings.

**ADJOURN:**

John Schuhmacher made a motion to adjourn the meeting. Becky Stone-Smith seconded the motion. The November 2, 2017, Area Plan Commission meeting adjourned at 8:05 p.m.

  
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Jerome Markley, President

ATTEST:

  
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Michael Lautzenheiser Jr., Secretary