

ROLL CALL

Dan Baumgardner	Jerome Markley
Harry Baumgartner, Jr	Mike Morrissey
Tyson Brooks	Tim Rohr
	John Schuhmacher
Bill Horan	
Erin Kreigh	

Michael Lautzenheiser, Jr., Director

The March 1, 2018 meeting of the Area Plan Commission was called to order at 7:00 p.m. by President, Jerome Markley. Nine members were present for roll call. Jarrod Hahn and Becky Stone-Smith were absent.

**APPROVAL OF MINUTES:**

Bill Horan made a motion to approve the minutes with changes from the February 1, 2018 meeting. Tim Rohr seconded the motion; the motion carried 9-0.

**OLD ITEMS:**

There were not any old petitions to be heard at the meeting.

**NEW ITEMS:**

**A18-03-03 ZANESVILLE ALLEN CO. Michael Brock requests an approval for a 60' x 94' private indoor baseball practice facility and 11 parking spaces. The property is located at 17604 Wayne Street, Zanesville, IN 46799 and is zoned B-3.**

Brett Miller and Mark Delagarza presented the petition. They said that the lighting would be facing downward and that the only signage would be located on the building. They talked about future spaces for parking and that drainage is as shown on the drawings. They said that they thought Zanesville was ok with the plans. They said that it would tend to be busier in the winter months on the weekends and weekdays. James Coons who owns the property to the south and Mike Frick who owns the property across the road spoke about their concerns regarding the project. They were concerned about the size of the building and it blocking views. They said that this will be the first thing they see. They mentioned having 15 neighboring signatures against the petition. Mr. Coons and Mr. Frick also talked about storm water concerns. Scott Jordan who lives to the east of the proposed project said that he felt there wouldn't be enough parking and the driveway alignment should be moved. Mr. Miller and Mr. Delagarza said that the building will have strategic schedules and will be for individual training for kids 9 thru college age. They said that it would be more of a drop-off and pick-up than stay for the whole training. They also talked about how there would be no on-street parking. They asked John Schuhmacher if Zanesville has a no parking requirement for streets. They informed the board that the building will be insulated so there won't be any sound outside of the metal building. Mike Morrissey suggested to John Schuhmacher a no parking ordinance if they were concerned about it being a problem.

Motion to Approve: Bill Horan  
Second: Harry Baumgartner, Jr.  
Vote: 9-0

**A18-03-02 ZANESVILLE ALLEN CO. Josh Sheley requests an approval for a zoning change to I-1. The property is located at 17727 Indianapolis Rd., Zanesville, IN 46799 and is zoned B-3.**

Derrick Mann who is the possible future owner of property and owns G & R Manufacturing and Sherryl Bailey the realtor for the property presented the petition. They discussed with the board that the company manufactures boat mattresses. They talked about possible expansion in the future and that there is room for it on the property. A Special Exception petition was mentioned if the owners wanted to have the right to live on the property similar to previous owner. They talked about the sewing machines and how they are not noisy enough to be heard from outside. There was no public comment.

Motion to send a Do Pass Recommendation to Zanesville: Erin Kreigh

Second: John Schuhmacher

Vote: 9-0

**A 18-03-04 HARRISON TWP. SE/4 5-26N-12E James & Martha Jean Hunter request an approval of a Major Subdivision for 1 lot. The property is located at 1345 W Wiley., Bluffton, IN 46714 and is zoned I-1.**

Jim Hunter and Matt Bertsch represented the petition. They talked about the proposed business using the lot and how DeHoff Insultation was interested in the property. They discussed with the board the drainage on the property and how it is shared with a neighboring property. There was no public comment. The board requested 2 copies of the drawing on mylar for recording purposes.

Condition: Recorded Easement and ROW needed

Motion to Approve: Mike Morrissey

Second: Tyson Brooks

Vote: 9-0

Motion for Plat Committee to be secondary approval: Mike Morrissey

Second: Erin Kreigh

Vote: 9-0

**A 18-03-05 JACKSON TWP. SW/4 15-25N-10E Mitchell Swine Farms, LLC request an approval for a 81.8' x 410' CFO hog barn and 30' x 30' compost pad . The property is located at 8769 S 900 W – 90, Montpelier, IN 47359 and is zoned A-1.**

Joel Hoehn with Stody Associates and Nathan Clem owner of Mitchell Swine Farms presented the petition. They discussed with the board that they are moving to Wells County to start this 4400 hog operation. They talked about the legal drain to the north and the shut off valve needed. They are talking with the County Highway Department in regards to the correct size culvert for the driveway leading to the barn. They mentioned the existing woods and how it was part of the shelter belt. The board discussed with the petitioner that if the woods would ever be removed then additional shelter belt would be needed. Mr. Hoehn and Mr. Clem talked about the compost area and how it would be covered. They mentioned having 355 acres of signed ground for manure applications. The board confirmed that the covered compost area was ok along with verifying the points and setbacks. The board was also made aware that they already received the IDEM approval. There was no public comment.

Conditions: Recorded commitment for points and shelter belt.

Motion to Approve: Bill Horan

Second: Harry Baumgartner, Jr.

Vote: 9-0

**OTHER BUSINESS:****V2017-017: Mitchell Southard**

Mitch Southard talked to the board about the fence going thru his driveway. He called it a spite fence. He requested that the fence be check to make sure that it meets the setback requirements. There was no vote as the violation was continued to the April meeting during the February meeting.

**V2014-026: Shane Brown**

Michael Lautzenheiser gave a recap of the old violation. He stated that Mr. Brown had gotten a permit but never ended up moving the shed as requested in the violation letter. The permit is now expired. He requested this be sent to the attorney for further action.

Motion to send to Attorney: Tyson Brooks

Second: Mike Morrissey

Vote: 9-0

**Jack Pace**

Jack Pace requested to speak with the board regarding the Historical Trail he would like to see be located out by the historical school and bridge in Jackson Township. He was hoping that the land owners would be willing to give up ground for the location of the trail. He also talked about a boat ramp and other items in the area.

**DISCUSSION:****Downtown Revitalization Updates**

Michael Lautzenheiser discussed the items in the newspapers. He talked about the Ossian project for the amphitheater. He said that there was also a meeting with the design team for the Market Street Plaza Project. He said that the fundraising has officially started for the Plaza Project too. He talked about the possibility to looking at the Comprehensive Plan regarding the downtown areas.

**Housing Study Update**

Michael Lautzenheiser talked about the possibility of a few discussion areas to go over the housing study similar to how it was reviewed in the Bluffton area. They are looking at Ossian and Southern Wells as locations for those meetings. They want to get everyone opinions on the housing study.

Michael Lautzenheiser also talked about how the Habitat for Humanity is interested in coming back into the Wells County area and how it plays into the housing study. He talked about how they are structured now versus past projects.

**Strong Towns Curbside Chat**

Michael Lautzenheiser played the introduction video for the board at the end of the meeting.

**ADVISORY:**

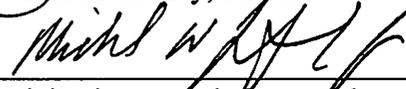
Jerome Markley confirmed the April 5, 2018, meeting.

**ADJOURN:**

Mike Morrissey made a motion to adjourn the meeting. Erin Kreigh seconded the motion. The March 1, 2018, Area Plan Commission meeting adjourned at 8:55 p.m.

  
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Jerome Markley, President

ATTEST:

  
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Michael Lautzenheiser Jr., Secretary