

ROLL CALL

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

Michael Lautzenheiser, Jr., Director

The April 5, 2018, meeting of the Area Plan Commission was called to order at 7:00 p.m. by President, Jerome Markley. Eight members were present for roll call. Tyson Brooks, Jarrod Hahn, and Becky Stone-Smith were absent.

APPROVAL OF MINUTES:

Mike Morrissey made a motion to approve the minutes with changes from the March 1, 2018 meeting. Tim Rohr seconded the motion; the motion carried 8-0.

OLD ITEMS:

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

NEW ITEMS:

A 18-04-06 HARRISON TWP. SE/4 5-26N-12E James & Martha Jean Hunter request an approval for a 50' x 120' building with 9 parking spaces. The property is located at 1410 Western Ave., Bluffton, IN 46714 and is zoned I-1.

Matt Bertsch and Scott DeHoff represented the petition. They talked about the proposed project. It was also discussed that the retention pond would be shared with Arnolds. They discussed with the board that Mr. DeHoff would be using the building for warehouse use and not retail after the question from Bill Morris. The board discussed the setbacks that needed reducing. They also talked about a stormwater sharing agreement that would need to be recorded for the easement needed.

Conditions: Easement to be recorded for stormwater sharing.

Modifications: Rear yard setback 10'

Motion to Approve: Mike Morrissey

Second: Bill Horan

Vote: 8-0

A 18-04-07 JEFFERSON TWP. NE/4 21-28N-12E W-CAP, LLC request an approval for three 48' x 128' buildings, one 36' x 104' building, one 40' x 128' building, two 72' x 96' buildings, and 203 parking spaces. The property is located on Hillcrest Dr., Ossian, IN 46777 and is zoned B-3.

Mick Cupp and Joel Hoehn represented the petition. It was mentioned that Phase 1 of the project is to start ASAP. They said that there is a need for additional signage on the property and asked for that to be allowed. Mr. Cupp said that building 1A on the plans is already filled and that it is supposed to be 52' not 48'. They said that the parking area will be 100% asphalt. They

discussed with the board where the entrances would be along with the drainage needed for the property. Jerome Markley asked if everything was approved thru Ossian regarding the project. Mr. Cupp talked about areas remaining as grass until it's time for construction. Michael Lautzenheiser, Jr. said that the stormwater already exists on the site as discussed during Plat Committee. There was no public comment when asked if there was any. Mr. Lautzenheiser discussed the modifications needed along with the parking condition that would be needed for approval.

Conditions: Parking to be confirmed after each building.

Modifications: Allow second sign, reduced setback as shown on plans.

Motion to Approve: Bill Horan

Second: Erin Kreigh

Vote: 8-0

OTHER BUSINESS:

V2017-017: Mitchell Southard

Mitch Southard talked to the board about the upcoming court date on April 17th. He also talked about the fence that was placed on property by neighboring property owner that the fence is in the right-of-way. The board informed Mr. Southard that the shed needs moved to meet the 5' setback. They also talked about getting a letter from neighboring property owner for dates that are ok to come on the property to move the shed on that property. The board continued violation for 30 days to allow items to be moved.

Motion to continue to May Meeting: Mike Morrissey

Second: Bill Horan & Erin Kreigh

Vote: 8-0

DISCUSSION:

Downtown Revitalization Updates

Michael Lautzenheiser discussed the new items and gave updates regarding Ossian and Bluffton downtown areas.

Housing Study Update

Michael Lautzenheiser gave an update regarding the meetings at Southern Wells and Ossian. He said that it has been good to get the different areas' opinions regarding the study.

Bill Morris

Bill Morris asked about Wind 1 & Wind 2 projects. Michael Lautzenheiser gave an update with regards to property owners dropping the leases on the proposed project area.

Strong Towns Curbside Chat

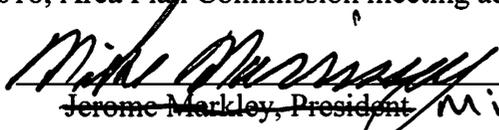
Michael Lautzenheiser played the second video for the board at the end of the meeting.

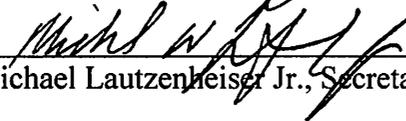
ADVISORY:

Jerome Markley confirmed the May 3, 2018, meeting.

ADJOURN:

John Schuhmacher made a motion to adjourn the meeting. Bill Horan seconded the motion. The April 5, 2018, Area Plan Commission meeting adjourned at 8:25 p.m.


~~Jerome Markley, President~~ Mike Morrissey, Vice-President

ATTEST: 
Michael Lautzenheiser Jr., Secretary