ROLL CALL

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

Michael Lautzenheiser, Jr., Director

The July 5, 2018, meeting of the Area Plan Commission was called to order at 7:00 p.m. by Vice-President, Mike Morrissey. Nine members were present for roll call. Jerome Markley and Becky Stone-Smith were absent.

APPROVAL OF MINUTES:
Bill Horan made a motion to approve the minutes from the April 6, 2018 and May 3, 2018 meetings. John Schuhmacher seconded the motion; the motion carried 9-0.

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

NEW ITEMS:
A 18-07-09   ZANESVILLE ALLEN CO. Michael Brock requests an approval for a 7,500 sq ft general retail facility and parking. The property is located at 17604 Wayne Street, Zanesville, IN 46799 and is zoned B-3.
Andrew Rossell and Mary Ann Wervey presented the petition for the proposed Dollar General Store. Mr. Rossell showed the board and everyone in attendance the updated drawings including an aerial view with the proposed building included in photo. He talked about it being the store's metro proto-type design due to the lot size and requirements that needed to be met. He described the parking lot, entrance locations, and sign placement. Mr. Rossell talked about the detention area and the existing culvert in which they would place a man-hole cover over it. He mentioned the meeting with IDEM in regards to the well that will be needed on the property for water and said that they expect the approval any week now. He also talked about the sewer connection that will be going to Fort Wayne by using the existing sewer line in Zanesville. Mike Morrissey asked the board if there were any questions or if there were any comments from Plat Committee. Michael Lautzenheiser confirmed that the items mentioned at Plat Committee had been addressed with the updated drawings and plans. Jarrod Hahn asked about the outlet for the detention area and if there was an emergency spillway plan. Mr. Rossell explained how the drainage would work as well as the emergency plan. John Schuhmacher asked if semi-trucks would have enough room for turning at the entrances. Mr. Rossell said that all the plans for every store allow for the company's largest semi and referred for page C-2 of the plans to provide the information. Tim Rohr asked about traffic and if Wayne Street would be able to handle the road traffic. Mr. Schuhmacher said that it used to be SR 303. Mr. Rossell confirmed that the road was a class A road that allowed that kind of traffic. There was a question as to the hours of operation. Ms. Wervey said that the store hours would be 8 am to 10 pm. Mr. Morrissey asked

for additional board questions or comments. There were none. Mr. Morrissey asked for any public comments or question. There were none.

Conditions:
Motion to Approve: John Schuhmacher
Second: Bill Horan
Vote: 9-0

A 18-07-10   HARRISON TWP.   SE/4 4-26N-12E   Barkley Properties LLC request an approval for a zoning change to R-3. The property is located at 830 S Mulberry, Bluffton, IN 46714 and is zoned R-2.

Randy Barkley presented the petition for the rezoning. He explained that the home on the property burnt down and that they have been building duplexes for a while now. He talked about how state code requirements are allowing multi-family structures to be built easier now. Mike Morrissey asked the board if there were any questions or comments. Bill Horan asked where the nearest R-3 zoning was. Michael Lautzenheiser said that we usually look at all of the residential zoned properties as similar and compatible. He also said that it is surrounded by R-2 zoning at least 2 blocks in each direction. Jarrod Hahn asked about parking. Mr. Barkley said that it would be 2.5 parking spaces per unit. He explained that one would be in the garage and 1 ½ would be outside for each unit. Mr. Hahn asked about if any curbs would need to be redone. Mr. Barkley said that the drive will be lowered and more than likely new sidewalks like previous projects. He also mentioned that the downspouts would be directed into the storm drain. Mr. Morrissey confirmed the differences and the need for R-3 vs current zoning of R-2. Mr. Lautzenheiser explained that R-2 would allow for a duplex but by rezoning they wouldn't have to divide the properties in order to allow for more than 2 units. Mr. Morrissey asked if a development plan would be required. Mr. Lautzenheiser explained the difference between staff and full development plans. Mr. Barkley informed the board that it was a rental home before burning. Mr. Morrissey asked if there were any questions or comments from the public regarding this petition. There were none.

Conditions:
Motion to Send Do Pass Recommendation to Bluffton: Jarrod Hahn
Second: Tyson Brooks
Vote: 9-0

OTHER BUSINESS:
V2016-013 – Mick Cupp / Clint Lewis
Michael Lautzenheiser gave an update stating that the violation has been resolved and everything is taken care of now. No vote was needed.

V2017-017: Mitchell Southard
Michael Lautzenheiser gave an update to the board. He said that the items have been moved to meet ordinance requirements; however, permits still need to be issued. Mike Morrissey asked if there was a guideline to follow. Mr. Lautzenheiser suggested giving Mr. Southard until the next meeting to get the permits.

Motion to continue to August Meeting: Jarrod Hahn
Second: Harry Baumgartner, Jr.
Vote: 9-0

DISCUSSION:
APC / GIS Budget 2019
Michael Lautzenheiser presented the proposed budget to the board for their approval prior to presenting the budget to County Council. He said that it was going to be very similar to the 2018 budget. He explained that he was asking for a 3% raise for the director and part-time positions. He also talked about the salary correction he is trying to obtain for the administrative assistant position and how it would equal deputy status similar to other offices. Mr. Lautzenheiser talked about the small increase of $400 for maintance for a software purchase. He is also proposing that the mileage rate be increased back to federal rates since they seem to follow gas prices increasing along with proper cost of operating use for the personal vehicle. Mike Morrissey asked what office the administrative position would be similar to. Mr. Lautzenheiser explained that it would be similar with the Extension Office, Assessor, Clerk, Surveyor, and Auditor. Bill Horan said that the lines are comparable to what the Extension Office is going to present as far as the 3% raise and the mileage rate increase to federal rates.

Motion to send budget on to County Council: Tyson Brooks
Second: John Schuhmacher
Vote: 9-0

Downtown Revitalization Updates
Michael Lautzenheiser updated the board regarding the downtown area in Ossian. He said that the revitalization is more town-wide. He talked about the event that was held for the proposed pavilion and that that it was well attended. He also mentioned that the downtown area is almost full of businesses.

Michael Lautzenheiser discussed the Downtown Bluffton area and how the Plaza Project is going well in regards to fundraising. He talked about the new businesses opening soon. He also mentioned the grant that has been applied for and how it will help with an event they are hoping to have in October.

Housing Study Update
Michael Lautzenheiser gave an update stating that Chad Kline is working with Ball State for community branding to help promote areas. He also talked about the potential for ordinance amendment that will be coming up soon in regards to helping with the housing study.

Strong Towns Curbside Chat
Michael Lautzenheiser played the fourth and fifth videos for the board at the end of the meeting. The board had a discussion after watching the videos.

ADVISORY:
Mike Morrissey confirmed the August 2, 2018, meeting.

ADJOURN:

Bill Horan made a motion to adjourn the meeting. John Schuhmacher seconded the motion. The July 5, 2018, Area Plan Commission meeting adjourned at 7:57 p.m.
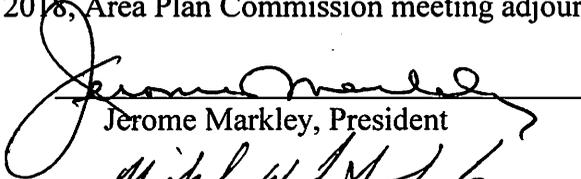
_____
Jerome Markley, President

ATTEST: _____
Michael Lautzenheiser Jr., Secretary