

ROLL CALL

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

Michael Lautzenheiser, Jr., Director

The August 2, 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. Tyson Brooks arrived after roll call. Bill Horan was absent.

APPROVAL OF MINUTES:

Jarrold Hahn made a motion to approve the minutes from the July 5, 2018 meetings. Erin Kreigh seconded the motion; the motion carried 9-0-1 (Jerome Markley abstained).

OLD ITEMS:

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

NEW ITEMS:

A 18-08-11 JACKSON TWP. NW/4 25-25N-10E Billy Ray & Martha Sue Capper Estate request approval for a 2 acre division of a minor subdivision. The property is located at 6680 W 1000 S, Montpelier, IN 47359 and is zoned A-1.

Jody Holloway, Realtor, represented the petition. He explained that they had a buyer for the farm who didn't want the home so they are requesting the 2 acres be separated from the farm ground. Jerome Markley asked if there was anything from the Plat Committee. Michael Lautzenheiser said that the survey has everything required and is in order. Mr. Markley asked if there was anything in regards to drainage. Jarrold Hahn said that there wasn't any concern. Mr. Markley asked if there were any questions from the board. There were none. Mr. Markley asked for public comment or questions. There were none.

Conditions:

Motion to Approve: Jarrold Hahn

Second: Mike Morrissey

Vote: 10-0

A 18-08-12 LANCASTER TWP. SW/4 32-27N-12E Private Capital Group Diversified Fund LLC request approval for a 14.245 acre division of a minor subdivision. The property is located at 1625 W Lancaster St., Bluffton, IN 46714 and is zoned A-1.

Ryan Crismore, KOA GM, explained how they want to use the proposed sell-off for potential housing due to the housing study and help serve the community with the housing need. He said that he was unsure what direction they want to go but that they are looking into different options. Jerome Markley asked if there was anything from the Plat Committee. Michael Lautzenheiser said that the survey keeps items from getting cut apart and shows the easement that allows the

drive to stay. Mr. Markley asked about drainage concerns. Jarrod Hahn explained that the drainage from the campground doesn't cross the area. Mr. Crismore confirmed what Mr. Hahn said and also mentioned that there would be more than enough room on the proposed sell-off area for the detention area needed. Mr. Markley explained that this is just in regards to the sell-off portion and that part 2 for rezoning would be heard next. He asked if there were any questions from the board. There were none. Mr. Markley asked if there were any questions or comments from the public. There were none.

Conditions: Recorded Driveway Agreement.
Motion to Approve with Condition: Jarrod Hahn
Second: Erin Kreigh
Vote: 10-0

A 18-08-13 LANCASTER TWP. SW/4 32-27N-12E Private Capital Group Diversified Fund LLC (Bluffton KOA) request an approval for a zoning change to R-3. The property is located at 1625 W Lancaster St., Bluffton, IN 46714 and is zoned A-1.

Jerome Markley explained that this rezoning was for the property sell-off that was just approved. Michael Lautzenheiser said that this is for a recommendation to be sent to City of Bluffton. Mr. Markley asked the board if there were any questions or comments. Tyson Brooks asked about the farming of the ground. Ryan Crismore said that they felt they would do better by rezoning the property to allow housing vs income from crops. Mr. Markley asked if there were any additional questions from the board or the public. Bill Morris asked what all was allowed in R-3 zoning. Mr. Lautzenheiser said that it allows for general use, single family, duplexes, and multi-family housing. Mr. Morris asked about campgrounds. Mr. Lautzenheiser confirmed that additional campground area would not be allowed in that zoning. Mr. Morris asked if it was located in city limits. Mr. Lautzenheiser said that it was within city limits of Bluffton. Mr. Morris asked if the driveway would be ok or if it required a public road and mentioned the road upkeep from the video series that have been shown during the meetings. Mr. Lautzenheiser said that the number of units would be needed to help qualify if a city road was needed. He explained that it would be a road to nowhere for a while. Mr. Markley mentioned the letter from Doug Sundling and said that he felt it was more towards a development plan down the road. Mr. Lautzenheiser suggested giving Mr. Crismore a copy of the letter for their records. Mr. Markley asked for additional questions or comments.

Conditions:
Motion to Send Do Pass Recommendation to Bluffton: Mike Morrissey
Second: Tyson Brooks
Vote: 10-0

A 18-08-14 JEFFERSON TWP. SE/4 16-28N-12E Linda Morse Trust request an approval for a zoning change to R-3. The property is located at 207-211 Young St., Ossian, IN 46777 and is zoned B-1.

This petition was withdrawn. Michael Lautzenheiser said that another request can always be filed at a later date.

OTHER BUSINESS:

V2017-017: Mitchell Southard

Michael Lautzenheiser gave an update to the board. He said that the permit had been started. He talked about how Mitch questioned the violation fee portion since he said he has tried to get a permit but wasn't allowed to. Mr. Lautzenheiser explained the reasoning behind not being able to issue the permit at the time. He said that the violation requires paying the fee involved unless the board felt differently and said that he was unsure if the board even had the power to waive the fee. There was someone from the public that gave the violation fee portion to the board so this violation could be closed and done.

DISCUSSION:

Downtown Revitalization Updates

Michael Lautzenheiser updated the board by saying that the fundraising for both the Ossian project and the Plaza project were going well. He also talked about the new businesses coming to downtown Bluffton. He said that there is a big push to continue the CRP funds. Mr. Lautzenheiser also mentioned that there are a couple buildings in the downtown areas that are in need for structural fixes.

Strong Towns Curbside Chat

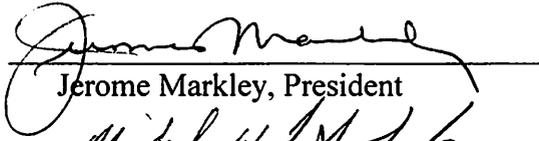
Michael Lautzenheiser played the sixth video for the board at the end of the meeting. The board had a discussion after watching the video.

ADVISORY:

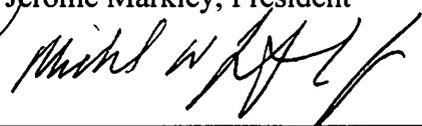
Jerome Markley confirmed the September 13, 2018 and October 11, 2018, meetings. He reminded the board that these dates are not the 1st Thursday of the month.

ADJOURN:

John Schuhmacher made a motion to adjourn the meeting. Becky Stone-Smith seconded the motion. The August 2, 2018, Area Plan Commission meeting adjourned at 8:16 p.m.



Jerome Markley, President

ATTEST: 

Michael Lautzenheiser Jr., Secretary