

ROLL CALL

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

Michael Lautzenheiser, Jr., Director

The October 11, 2018, meeting of the Area Plan Commission was called to order at 7:00 p.m. by President, Jerome Markley. Ten members were present for roll call. Dan Baumgardner was absent.

APPROVAL OF MINUTES:

Mike Morrissey made a motion to approve the minutes with changes from the September 13, 2018, meeting. Tim Rohr seconded the motion; the motion carried 9-0-1 (John Schuhmacher abstained).

OLD ITEMS:

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

NEW ITEMS:

A 18-10-17A HARRISON TWP. SW/4 5-26N-12E 20/20 Custom Molded Plastics, LLC request approval for the proposed 240,000 sq ft building and drive. The property is located at 785 Decker Drive, Bluffton, IN 46714 and is zoned I-1.

Brett Miller and Cody Ward, MLS Engineering, represented the petition. Mr. Ward discussed the proposed addition and gave information about working with IDEM and the Drainage Board for their approvals that are needed for the project as well. He talked about how the Walter Johnson Ditch is proposed to be filled in and the steps needed for that to happen. Michael Lautzenheiser mentioned the timeline for lane and water hydrants needed. Mr. Ward explained how the city and county are working to extend Snider Drive, and he hopes everything is fully functional in 2019. Jerome Markley asked Jarrod Hahn if there were any questions or concerns regarding the drainage for the project. Jarrod Hahn talked about the proposed drainage plan and how there are no concerns from the Drainage Board. Mr. Markley asked if there was anything from Plat Committee. Mr. Lautzenheiser said that all items discussed at Plat Committee are now shown on the drawings. Mr. Markley asked if the board had any questions or comments. Tyson Brooks asked about the 30 to 60 days that was mentioned at the start of the petition. Mr. Ward explained that it was the IDEM and Army Corp approvals needed. He also stated that earthwork permit was ok'd thru IDEM. Mr. Brooks asked about the height. Mr. Lautzenheiser talked about the waiver that would be needed in order for the petition to be approved. The board members discussed other tall building in the area. Mr. Brooks asked about the neighboring house. Mr. Ward said that the owners of the home were contacted by the business owner. Mr. Markley asked if the office received any calls regarding the petition. Mr. Lautzenheiser said only call received was from the neighboring property owner of the home. Tim Rohr asked about noise. Ron Ernsberger, President of 20/20 Custom Molded Plastics, talked about the noise on the

property both inside and outside. Mr. Markley asked for any public comment or question. George Draper, neighboring property owner, talked about the project. He showed his concern regarding quality of living and property value decreasing. Mr. Hahn asked about the length of zoning for the property and asked if Mr. Draper was aware of zoning when purchasing their home. Mr. Draper said that he was unaware of zoning and described the property when they purchased it. Mr. Markley asked if the board had any additional questions or comments. Mike Morrissey asked about homes across the street and if they had any concerns. Mr. Lautzenheiser said that no other concerns had been voiced to the office. Chad Klein, Wells County Economic Development Director, voiced his support of the proposed project. He talked about the good this development would do for the community and asked for the board's support as the City put forth incentive items to help make this happen. Mr. Markley asked about the city sign-off sheet and the concerns listed there. Mr. Lautzenheiser explained that those had all been taken care of. Mr. Markley asked about the attorney's opinion letter and the concern expressed there. Mr. Lautzenheiser said that it is taken care of by the waiver needed. The board discussed the concern regarding noise on the property. Mr. Ernsberger gave written answers to the neighbor's questions. Erin Kreigh thanked the home owners for coming forward with respect towards the business and that it was greatly appreciated.

Modifications: Waiver for height increase
Conditions: IDEM permit approval for any ditch work
Motion to Approve: Mike Morrissey
Second: Jarrod Hahn
Vote: 10-0

A 18-10-17B HARRISON TWP. SW/4 5-26N-12E 20/20 Custom Molded Plastics, LLC request approval for TIF District Compliance. The property is located at 785 Decker Drive, Bluffton, IN 46714 and is zoned I-1.

Michael Lautzenheiser gave an explanation as to why the Plan Commission hears TIF funding proposals. Chad Klein explained the proposed TIF change. Jarrod Hahn asked if the footprint of TIF was changing. Mr. Klein said that the footprint isn't changing; the change is to include the proposed project in the existing TIF. Mr. Markley and Mr. Klein discussed the steps needed for the TIF process.

Conditions:
Motion to Approve Order: Jarrod Hahn
Second: Erin Kreigh
Vote: 10-0

OTHER BUSINESS:

V2018-008 Petroleum Speed Shop

Michael Lautzenheiser explained the violation. Rob Peterson, owner, said that he was unsure what still needed to be removed. He said that over the 8 years he's owned the property he felt that he's improved it. Mr. Lautzenheiser said that all spare parts and pieces stored outside and any current non-running vehicles shall be removed. Jerome Markley asked if there were titles for all the vehicles. Mr. Peterson said that there were titles for all but not plates for all. Jarrod Hahn said that he had seen improvement to the site over past years. Mr. Lautzenheiser suggested giving another 30 days to get the site cleaned up to end violation. Mr. Hahn suggested 60 days to

give more time to finalize everything. Mr. Peterson said 30 days would work to do the walk-thru and then allow some extra time to clean up according to walk-thru.

Motion for Michael to report back at November meeting with update: Mike Morrissey
Second: John Schuhmacher
Vote: 10-0

V2018-013 Thomas Reinhard

Michael Lautzenheiser gave a recap of the violation. He explained the two shed structures along with junk vehicles and parts on the property. Jennifer Miller, renter, said that they have been working on cleaning up parts. She explained the vehicles and how they were either being fixed or used for parts. She said that they are trying to save money up for the permits and looking for buyers for vehicles. Jerome Markley voiced his concern for the number of sheds that get placed without being permitted first. He suggested continuing 30 days to give time for permits to be paid for and then an update on vehicles.

Motion to continue to November meeting: Mike Morrissey
Second: Bill Horan
Vote: 10-0

V2018-027 Zachary Zehner

Michael Lautzenheiser said that the permit was applied for prior to the meeting but hasn't been paid yet. No motion needed. The violation will return to next meeting if permit remains unpaid.

V2018-028 Timothy Wells

Michael Lautzenheiser gave an update on the violation. He talked about the sign still being in the location for which the violation was issued. He explained that the office had been told that the property owner was going to swap out the old sign for the new one, but nothing has happened. He said that the office could send a certified letter to the property owner if needed but suggested sending on to the APC Attorney.

Motion to send to APC Attorney: Tyson Brooks
Second: John Schuhmacher
Vote: 10-0

DISCUSSION:

Ordinance Amendments

Michael Lautzenheiser gave an overview of all the proposed amendments to be heard at the upcoming November APC meeting. Joel Hoehn, Stody Associates, suggested making the proposed front yard setback in agricultural areas larger due to road projects in the future. Bill Morris pointed out a spelling error on one page.

Downtown Update

Michael Lautzenheiser gave a fundraising update for Ossian and Bluffton projects. He also talked about the buildings that are in need of repair and how it's important for property owners to keep the buildings in working order.

Housing Study

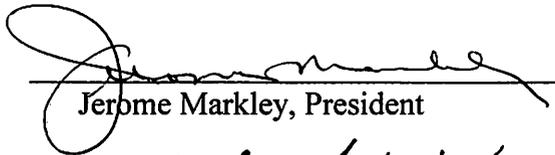
Michael Lautzenheiser gave an update regarding Ball State's progress with the Asset Mapping Project and how the partnership was moving forward.

ADVISORY:

Jerome Markley confirmed the November 1, 2018, meeting.

ADJOURN:

The October 11, 2018, Area Plan Commission meeting adjourned at 8:59 p.m.



Jerome Markley, President

ATTEST: 

Michael Lautzenheiser Jr., Secretary