

ROLL CALL

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

Michael Lautzenheiser, Jr., Director

The September 13, 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. John Schuhmacher was absent.

APPROVAL OF MINUTES:

Tyson Brooks made a motion to approve the minutes from the August 2, 2018, meeting. Jarrod Hahn seconded the motion; the motion carried 10-0.

OLD ITEMS:

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

NEW ITEMS:

A 18-09-15 HARRISON TWP. SW/4 1-26N-12E Neu-Hope Dairy Inc. requests an approval for a 226' x 500' CFO dairy barn and 2-stage lagoon. The property is located at 0673 S 500 E, Bluffton, IN 46714 and is zoned A-1.

Alex Neuenschwander, Neu-Hope Dairy, represented the petition. He explained the request to add more dairy cows to bring the number up from 450 head to 800 head and install 2 new lagoons. He talked about it being a free stall barn. He also mentioned the use of a sand separator. Mr. Neuenschwander said that the addition of the property deed is ready to be recorded. Tom Green, Tom Green Engineering, explained that this is updating the existing CFO operation. He verified the storm water capacity for the new lagoons. Jerome asked to go thru in detail how the points were calculated. Michael Lautzenheiser explained the points for this project. The board reviewed the detailed conditions and modifications that were needed for approval.

Modifications: 2 setback waivers (1-- neighboring property to south & 2-- separation from public use area at State Park)

Conditions: Recorded deed for addition of property; recorded point commitments.

Motion to Approve: Bill Horan

Second: Erin Kreigh

Vote: 10-0

A 18-09-16 UNION TWP. NW/4 15-28N-11E Tracy & Erica Ward request approval for a 3.5 acre division of a minor subdivision. The property is located at 2828 W 1000 N, Markle, IN 46770 and is zoned A-1.

Tracy Ward explained the request for a division of a minor subdivision. They want farm ground removed from of the home site. Jerome asked if there were any concerns from the Plat

Committee. Michael Lautzenheiser explained the need to know the well location. Mr. Ward explained the location of the well (east of home and met setback requirements). No additional public comment.

Conditions:

Motion to Approve: Mike Morrissey

Second: Tim Rohr

Vote: 10-0

OTHER BUSINESS:

Budget Update

Michael Lautzenheiser gave an update to the board regarding the 2019 budget that was adopted.

DISCUSSION:

Downtown Update

Michael Lautzenheiser gave a fundraising update for Ossian and Bluffton projects.

Housing Study

Michael Lautzenheiser gave an update regarding Ball State's progress with the Asset Mapping Project.

Ordinance Amendments

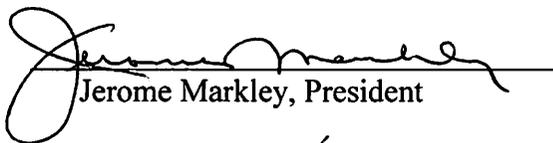
Michael Lautzenheiser gave a preview of the upcoming ordinance amendments.

ADVISORY:

Jerome Markley confirmed the October 11, 2018, meeting.

ADJOURN:

The September 13, 2018, Area Plan Commission meeting adjourned at 8:10 p.m.


Jerome Markley, President

ATTEST: 
Michael Lautzenheiser, Jr., Secretary