

ROLL CALL

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

Michael Lautzenheiser, Jr., Director

The December 6, 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. Dan Baumgardner, Erin Kreigh and John Schuhmacher were absent.

**APPROVAL OF MINUTES:**

Tim Rohr made a motion to approve the minutes, Jarrod Hahn seconded the motion; the motion carried 8-0.

**OLD ITEMS:**

**A 18-11-18 WELLS COUNTY Ordinance Amendments – County Commissioners’ changes**  
Jarrod Hahn suggested a change to the Commissioners’ change to be proposed during the next round of amendments.

Modifications: Make changes as discussed during meeting prior to motion.

Conditions:

Motion to Send Do Pass Recommendation: Jarrod Hahn

Second: Mike Morrissey

Vote: 8-0

**NEW ITEMS:**

**A 18-12-19 JEFFERSON TWP. SW/4 15-28N-12E Town of Ossian requests approval for proposed Amphitheater/Pavilion, ADA Playground, and Additional Parking. The property is located on CR 900 N between SR 1 and Little River Trace, Ossian, IN 46777 and is zoned R-1.**

LuAnn Martin and Jim Bixler represented the petition. They described the proposed future development on the property. Jarrod Hahn asked about the tile located near the pond. The board discussed the property lines and how any changes regarding the elevation be submitted to the office regarding the grading of the detention pond. There was no comment from the public.

Conditions: New drawing submitted regarding the elevation changes for detention pond grading.

Motion to Approve: Tyson Brooks

Second: Harry Baumgartner, Jr.

Vote: 7-0-1 (Tim Rohr abstained due to being on Ossian Board)

**A 18-12-20 JEFFERSON TWP. SE/4 31-28N-12E David & Shaunda Runkel request approval for a 2 acre division of a minor subdivision. The property is located at 6126 N 100 E, Ossian, IN 46777 and is zoned A-1.**

Joel Hoehn, Stody and Associates, represented the petition. The board discussed the drainage on the property. Ken Werling talked about run-off from the Railway on the south half of the property. Jarrod Hahn said that it was petitioned to be a County Drain but failed to pass. The board further discussed watershed on the property.

Conditions:

Motion to Approve: Bill Horan

Second: Tyson Brooks

Vote: 8-0

**OTHER BUSINESS:**

**2019 Calendar**

Michael Lautzenheiser presented the proposed 2019 Calendar for the APC meetings.

Motion to Approve: Mike Morrissey

Second: Jarrod Hahn

Vote: 8-0

**V2018-030- Jason and Cassandra Meyer**

Jason Meyer was at the meeting to represent the violation. Mr. Meyer gave a recap of the property. Jarrod Hahn said that a drainage board member informed him that the property floods and is encroaching on a flood prone property. Jerome Markley asked about elevation top opening of culvert under SR 1. Mr. Hahn talked about Plat Committee and how the property doesn't show on DNR map due to it being a prone area and not a special flood area. The board discussed a solution to the violation with Mr. Meyer.

Motion to continue 60 days: Bill Horan

Second: Mike Morrissey

Vote: 8-0

**Downtown Update:**

Michael Lautzenheiser gave a fundraising update for Ossian and Bluffton projects. He also talked about the CRP Program for Downtown Bluffton and how the letters have been sent to all business owners. He talked about unsafe buildings. Jerome Markley asked if unsafe meant beyond repair. Mr. Lautzenheiser said that it didn't mean beyond repair for the majority just that as is they are unsafe to occupy.

**Housing Study**

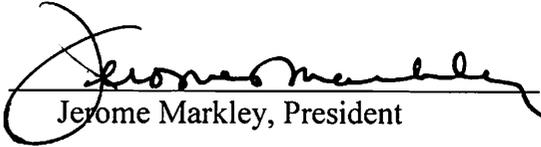
Michael Lautzenheiser informed the board that there hasn't been much change from the prior meeting.

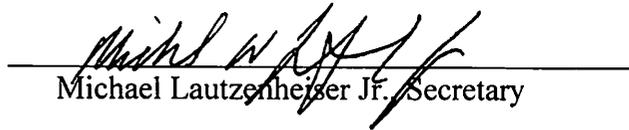
**ADVISORY:**

Jerome Markley confirmed the January 3, 2019, meeting.

**ADJOURN:**

Becky Stone-Smith made a motion to adjourn, Bill Horan seconded the motion. The December 6, 2018, Area Plan Commission meeting adjourned at 8:25 p.m.

  
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Jerome Markley, President

ATTEST:   
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Michael Lautzenheiser Jr. Secretary