

ROLL CALL

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

Michael Lautzenheiser, Jr., Director

The February 7, 2019, meeting of the Area Plan Commission was called to order at 7:00 p.m. by Michael Lautzenheiser, Jr. Ten members were present. Becky Stone-Smith was absent.

**ELECTION OF OFFICERS FOR 2019**

**President:** Jerome Markley

Motion to retain the same President: Jarrod Hahn

Second: Tim Rohr

Vote: 10-0

**Vice-President:** Mike Morrissey

Motion to retain the same Vice-President: Jarrod Hahn

Second: Tim Rohr

Vote: 10-0

**Secretary:** Michael Lautzenheiser, Jr

Motion to retain the same Secretary: Jarrod Hahn

Second: Tim Rohr

Vote: 10-0

Jerome Markley conducted the meeting from this point forward.

**Appointment to the BZA:** Harry Baumgartner, Jr.

Motion to retain current BZA appointment: Tyson Brooks

Second: Jarrod Hahn

Vote: 10-0

**Plat Committee:** Michael Lautzenheiser, Jr., Jarrod Hahn, Bill Horan, Jerry Petzel, and Nick Huffman

Motion to select Plat Committee members: Mike Morrissey

Second: John Schuhmacher

Vote: 10-0

**2019 Attorney Contract:** Colin Andrews

Motion to approve: Bill Horan

Second: Erin Kreigh

Vote: 10-0

**APPROVAL OF MINUTES:**

Tim Rohr made a motion to approve the minutes with changes from the December 6, 2018 meeting. Tyson Brooks seconded the motion; the motion carried 10-0.

**OLD ITEMS:**

**NEW ITEMS:**

**A 19-02-01 LANCASTER TWP. SW/4 28-27N-12E Duane A & Frederica A Nodine request an approval for a zoning change to S-1. The property is located at 2511 SE SR 116, Bluffton, IN 46714 and is zoned R-1.**

Frederica Nodine explained the reasoning behind the rezoning petition. Michael Lautzenheiser talked about the surrounding zoning districts and explained how this proposed zoning would allow for additional uses. Jarrod Hahn confirmed differences between the 2 zoning districts. Jerome Markley verified the different zoning districts on the map provided to the board members. He asked if there was anything from Plat Committee regarding the petition. Mr. Lautzenheiser said there was nothing to be addressed. Mr. Markley asked about drainage on the property. Mr. Hahn said that he believed it ran along SR 116. Mr. Markley asked if there were any additional board questions or comments. Bill Horan asked if the office had received any calls. Mr. Lautzenheiser said that the only calls were to confirm what the zoning meant but no complaints. Mr. Hahn asked about future division of the land. Mr. Lautzenheiser confirmed that there are sell-off rights on the parcel. Mr. Markley asked if there were any comments or questions from the public. There were none.

Motion to Send a Do Pass Recommendation to County Commissioners: Bill Horan

Second: Erin Kreigh

Vote: 10-0

**OTHER BUSINESS:**

**V2018-030 Jason and Cassandra Meyer**

Michael Lautzenheiser gave a recap about the violation. He said that after talking to Anita Nance with the DNR, it was suggested to prepare a non-binding agreement that stated that the Plan Commission is not liable for any flood damages due to it being a flood prone property. Jerome Markley asked if the dirt was able to stay. He was informed that it would be allowed to stay. The board had a discussion regarding the violation and the proposed agreement. Mr. Markley asked Jason Meyer if he had any questions. Jason Meyer asked if that made it so it wasn't flood prone. Mr. Lautzenheiser explained the agreement. Jarrod Hahn also talked about any future building project and what the drainage board had approved and what would need approving in the future.

Motion to accept paperwork after pending review: Tyson Brooks

Second: John Schuhmacher

Vote: 10-0

**2019 Board Contact Sheet**

The board was asked to review their contact information and notify board of any changes.

**2018 End of Year Report**

Michael Lautzenheiser gave a recap of the 2018 year. He said that 2018 was a year of getting things in order for the upcoming year. Mr. Lautzenheiser asked for a motion to accept the report if there weren't any questions.

Motion to accept report: Mike Morrissey

Second: Jarrod Hahn

Vote: 10-0

**2019 Plan of Operations**

Michael Lautzenheiser gave a recap of the proposed plan for 2019. He said that there were no major changes for this coming year. He talked about the need to move forward with attorney enforcement quicker than what we have been doing since it seems to clear the violations up faster. He also mentioned possibly looking into legal ads and seeing if there was any way we might be able to save the petitioner some money. Mr. Lautzenheiser asked for a motion to accept report if there weren't any questions.

Motion to accept report: Jarrod Hahn

Second: John Schuhmacher

Vote: 10-0

**2019 Plan of Operations**

Michael Lautzenheiser informed the board that there would be a copy in the binder all year regarding the adopted budget and that the handout was for their record if they so wish to keep one.

**DISCUSSION:**

**DOWNTOWN REVITALIZATION UPDATES**

Michael Lautzenheiser talked about the Bluffton and Ossian projects. He mentioned the Grow Wells County project for the Regional Cities Grant. He hopes to hear something possibly in March regarding the results.

**HOUSING STUDY UPDATE**

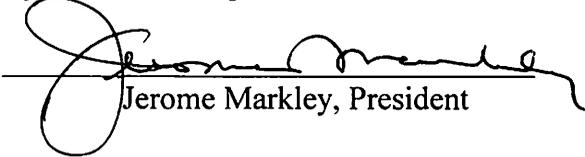
Michael Lautzenheiser talked about possible developments that Chad Kline is trying to help with thru the Economic Development department. He also mentioned the relationship with Ball State and working on the community branding.

**ADVISORY:**

Jerome Markley confirmed the March 7, 2019, meeting. Michael Lautzenheiser mentioned the Brrr Fest coming up on February 16 at the 4-H Community Center.

**ADJOURN:**

John Schuhmacher made a motion to adjourn the meeting. Bill Horan seconded the motion. The February 7, 2019 Area Plan Commission meeting adjourned at 8:03 p.m.

  
Jerome Markley, President

ATTEST:   
Michael Lautzenheiser Jr., Secretary