

ROLL CALL

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

Michael Lautzenheiser, Jr., Director

The March 7, 2019, meeting of the Area Plan Commission was called to order at 7:00 p.m. by Jerome Markley. Eight members were present. Bill Horan, Mike Morrissey, and Becky Stone-Smith were absent.

APPROVAL OF MINUTES:

Tyson Brooks made a motion to approve the minutes with changes from the February 7, 2019, meeting. Harry Baumgartner, Jr. seconded the motion; the motion carried 8-0.

OLD ITEMS:

NEW ITEMS:

A 19-03-02 JEFFERSON TWP. NE/4 33-28N-12E Nathan & Courtney Keller request an approval for a building expansion and concrete work of 5,300 sq ft. The property is located at 6642 N SR 1, Ossian, IN 46777 and is zoned A-1.

Nathan Keller explained the project to the board. Jerome Markley asked if there were any questions or comments from the board members. Tyson Brooks asked about the property to the south. It was explained that it would remain a grass area. Michael Lautzenheiser talked about the one time storm water exemption that is to be used based on the size of the project. Mr. Brooks asked about the sign location. Mr. Lautzenheiser explained that it was located within the right-of-way (ROW) and needed to be 5' outside of the ROW. Mr. Markley asked if there was anything else from the Plat Committee. Mr. Lautzenheiser said that they requested a lease agreement which petitioners gave the office and was placed in the packet of papers for this petition. Mr. Markley asked if Jarrod Hahn had anything to say regarding the drainage on the property. Jarrod Hahn said that it fell under the 1-time exemption. Mr. Markley asked if there were any questions or comments from the public. There were none.

Motion to Approve as presented: Jarrod Hahn

Second: Tyson Brooks

Vote: 8-0

A 19-03-03 LIBERTY TWP. SE/4 36-26N-11E Town of Poneto request an approval for a waste water treatment plant addition. The property is located off Meridian north of Second St., Poneto, IN 46781 and is zoned I-1.

Jeremy Hardy & Natalie Shelling from Commonwealth Engineering presented the petition. It was explained that the Town of Poneto received new limits from state and that the existing site wasn't able to meet the new requirements. The board discussed items on the drawing. Mr.

Hardy said that the pond is to be filled in as part of the project. Jarrod Hahn talked about flood zone on the property. Ms. Shelling said that base flood elevation (BFE) was 841. It was said that the lowest elevations for items being added to property are 843 to 845. Mr. Hahn asked about the flow meter. Mr. Hardy said there was no change to it and it would remain as is. The board discussed elevations, timeline, and plans for the project. Jerome Markley asked if there were any comments or questions from the public regarding the project. Bill Morris asked the cost of the project. Mr. Hardy said that it would come in just under \$1,000,000. Mr. Markley asked if there was anything else to discuss regarding the petition. Mr. Hahn asked about lighting. Mr. Hardy said that there was a downward facing wall pack light.

Motion to Approve: Erin Kreigh

Second: Jarrod Hahn

Vote: 8-0

A 19-03-04 JEFFERSON TWP. NE/4 21-28N-12E Town of Ossian request approval for TIF District Compliance. The property is located at State Road 1 and Hillcrest Drive in Ossian, IN 46777 and is zoned B-3.

Luann Martin and Katie Garrett presented the petition. Ms. Garrett talked about the reasoning behind the proposed expansion of the Ossian TIF District. Jerome Markley confirmed the area for the TIF expansion. Michael Lautzenheiser said that the way the expansion affects the Comprehensive Plan is adequate and should receive approval. Jarrod Hahn asked if it would be back dated. Ms. Garrett said that it would be back dated to January 1, 2018. Mr. Markley asked if the board had any additional questions or comments. There were none. Mr. Markley asked if there were any questions or comments from the public. Bill Morris asked the board to explain what a TIF stood for. Mr. Lautzenheiser explained that it is a tool used to help fund projects in a certain area using assessed value on properties. Mr. Markley said it stood for tax increment financing. He asked if there were any additional questions or comments from the board or public. There were none.

Motion to Approve Resolution Presented: Erin Kreigh

Second: Jarrod Hahn

Vote: 8-0

OTHER BUSINESS:

ILP-013542 – Adam & Sarah Heckber

Michael Lautzenheiser told the board that this violation has been closed.

ILP-013771 – David Pearson

Michael Lautzenheiser gave a recap about the violation. He said that the City of Bluffton is looking at an encroachment agreement on March 12th which would allow the shed to remain where it is located. He suggested continuing until April meeting to see what the City of Bluffton decided.

Motion to continue to April 4, 2019, meeting: Tyson Brooks

Second: Jarrod Hahn

Vote: 8-0

V2016-031 – Bee Creek Development

Jerome Markley mentioned the copy of email which was handed out to board members prior to the meeting. Michael Lautzenheiser explained the violation and that there have been conversations with Mr. Heckber and the bank they are using. Mr. Markley asked about a timeline for the violation. Mr. Lautzenheiser said that they are hopeful to have a financial agreement finalized by the next meeting.

Motion to continue to April 4, 2019, meeting: Jarrod Hahn

Second: John Schuhmacher

Vote: 8-0

V2018-032 – Adam Thomas

Michael Lautzenheiser gave a recap of the violation stating that they built a fence on the neighbor's property. The office has tried contacting him by standard and certified mail. The certified mail was returned to the office. He suggested turning this violation over to the attorney due to no contact with property owner. Jerome Markley asked about having the Sheriff's Department deliver the letter. The board discussed the next step for this violation.

Motion to forward to APC Attorney: Jarrod Hahn

Second: John Schuhmacher

Vote: 8-0

V2018-034 – Kenneth Werling

Michael Lautzenheiser explained the violation. Kenneth Werling wanted to know what was considered "junk". Mr. Lautzenheiser went over the items that needed to be picked up and stored inside or removed from the property. The board discussed the violations and zoning of property with Mr. Werling. The box trailer was also discussed and the use of the trailer requiring it to be located elsewhere as it cannot be permitted in its current location due to zoning. Erin Kreigh talked about the complaints that the Town Board in Uniondale have received. Mr. Werling talked about the property in the county that he is trying to purchase thru Mick Cupp. The board discussed a timeline with Mr. Werling.

Motion to continue to May 2, 2019, meeting or next available: Jarrod Hahn

Second: John Schuhmacher

Vote: 8-0

DISCUSSION:**DOWNTOWN REVITALIZATION UPDATES**

Michael Lautzenheiser talked about the Bluffton and Ossian projects. He talked about the CRP grants and that projects have been selected and owners notified. He said that it's exciting to see growth in the downtown. Mr. Lautzenheiser gave an update on the plaza project and a recap on the 3rd Annual Brrr Fest. He mentioned Heyerly's bakery being for sale in Ossian and some of the Ossian projects coming up in the future.

HOUSING STUDY UPDATE

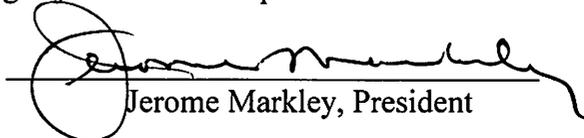
Michael Lautzenheiser talked about the Ball State study done on the whole state and that it's showing Wells County as having low available housing. He also mentioned the study that NE Regional Partnership is doing.

ADVISORY:

Jerome Markley confirmed the April 4, 2019, meeting.

ADJOURN:

John Schuhmacher made a motion to adjourn the meeting. Erin Kreigh seconded the motion. The March 7, 2019 Area Plan Commission meeting adjourned at 8:22 p.m.



Jerome Markley, President

ATTEST: 

Michael Lautzenheiser Jr., Secretary

ORDER OF THE WELLS COUNTY AREA PLAN COMMISSION
DETERMINING THAT A RESOLUTION AMENDING THE DECLARATORY
RESOLUTION AND PLAN APPROVED AND ADOPTED BY THE OSSIAN
REDEVELOPMENT COMMISSION CONFORMS TO THE COMPREHENSIVE PLAN AND
APPROVING SAID RESOLUTION AND PLAN

WHEREAS, the Ossian ("Town") Redevelopment Commission ("Commission") adopted a declaratory resolution on July 8, 2014 ("Declaratory Resolution"), as confirmed by a confirmatory resolution adopted on September 2, 2014 ("Confirmatory Resolution"), establishing the boundaries of the Ossian Industrial Park Economic Development Area ("Original Area"); and

WHEREAS, the Declaratory Resolution and the Confirmatory Resolution are hereinafter collectively referred to as the "Area Resolution;"

WHEREAS, the Area Resolution approved the Economic Development Plan ("Original Plan") which Original Plan contained specific recommendations for economic development in the Original Area;

WHEREAS, the Area Resolution established an allocation area ("Original Allocation Area") in accordance with IC 36-7-14-39 for the purpose of capturing real property taxes generated from the incremental assessed value of real property located in the Original Allocation Area;

WHEREAS, on December 10, 2018, the Commission adopted a resolution amending the Area Resolution ("Amending Declaratory Resolution") and Original Plan to: (i) add the parcels set forth in Exhibit A thereto to the Original Area and to the Original Allocation Area; (ii) recognize a parcel split in the Original Area and Original Allocation Area relating to the original base assessment date as set forth on Exhibit A thereto; and (iii) to add the widening, reconstruction and resurfacing of the Industrial Parkway, and the expansion/improvements to detention pond or ponds to accommodate the development of strip buildings to serve small businesses wishing to locate in the Original Area to the list of projects in the Original Plan, in, serving or benefiting the Original Area (as amended, "2018 Plan"); and

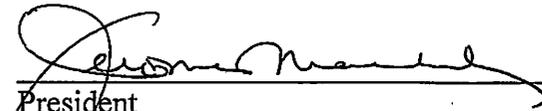
WHEREAS, the Act requires approval of the Amending Declaratory Resolution and the 2018 Plan by the Wells County Area Plan Commission ("Plan Commission");

NOW, THEREFORE, BE IT ORDERED BY THE WELLS COUNTY AREA PLAN COMMISSION, AS FOLLOWS:

1. The Amending Declaratory Resolution and the 2018 Plan conform to the Comprehensive Plan of development for the Town.
2. The Amending Declaratory Resolution and the 2018 Plan are in all respects approved.
3. The Secretary of the Plan Commission is hereby directed to file a copy of the Amending Declaratory Resolution and the 2018 Plan with the permanent minutes of this meeting.

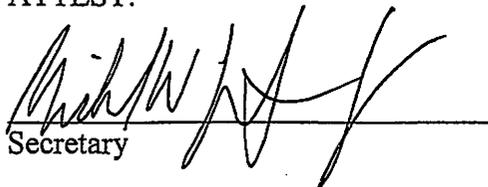
Passed by the Wells County Area Plan Commission, this 7th day of March 2019.

WELLS COUNTY AREA PLAN COMMISSION



President

ATTEST:



Secretary