

ROLL CALL

Dan Baumgardner	Jerome Markley
Harry Baumgartner, Jr	Erin Kreigh
	Tim Rohr
Jarrold Hahn	John Schuhmacher
Bill Horan	Becky Stone-Smith
Erin Kreigh	

Michael Lautzenheiser, Jr., Director

The April 4, 2019, meeting of the Area Plan Commission was called to order at 7:00 p.m. by Jerome Markley. Ten members were present. Tyson Brooks was absent.

APPROVAL OF MINUTES:

Tim Rohr made a motion to approve the minutes with changes from the March 7, 2019, meeting. Harry Baumgartner, Jr. seconded the motion; the motion carried 9-0-1. Mike Morrissey abstained from voting.

OLD ITEMS:

NEW ITEMS:

A 19-04-05 LANCASTER TWP. SW/4 32-27N-12E Chad Kline requests approval for TIF District Compliance. The property is located at along Lancaster Street in Bluffton, IN 46714 and is zoned I-1.

Chad Kline presented the proposed change to the TIF District. He talked about Bluffton Redevelopment. The board discussed that it met the comprehensive plan requirements.

Motion to Approve Resolution Presented: Jarrod Hahn
Second: Erin Kreigh
Vote: 10-0

A 19-04-06 LANCASTER TWP. SW/4 32-27N-12E Midland, LLC requests an approval for a warehouse building expansion 200,000 sq. ft. The property is located at 1805 W Lancaster St., Bluffton, IN 46714 and is zoned I-1.

Cody Ward presented the petition. He talked about the 200,000 sq. ft. addition to be added to the existing site. Michael Lautzenheiser talked about the City of Bluffton sign-off sheet. Jarrod Hahn mentioned the pond size worked for the whole site. There were no questions or comments from the board or public.

Conditions: New drawing showing fire drive on plans.
Motion to Approve with condition: Bill Horan
Second: Mike Morrissey
Vote: 10-0

A 19-04-07 HARRISON TWP. NE/4 7-26N-12E Giampaolo (Indiana) Realty, LLC/Matalco Inc. requests an approval for a 14,400 sq. ft. building, a 1,280 sq. ft. building, and additional asphalt parking area. The property is located at 1390 S Adams St., Bluffton, IN 46714 and is zoned I-2.

Mark De Souza and Cody Ward presented the petition for the 2 buildings to be added to the site. The detention basin was discussed regarding the site's storm water. There were no questions or comments from the board or public.

Motion to Approve: Mike Morrissey
Second: Becky Stone-Smith
Vote: 10-0

A 19-04-08 HARRISON TWP. NW/4 4-26N-12E Patricia G Poindexter Revocable Trust requests an approval for a zoning change to R-2. The property is located at 328 W Market St., Bluffton, IN 46714 and is zoned B-1.

Clay Poindexter represented the petition on behalf of his mother. Jarrod Hahn mentioned that it could be a duplex or apartment. There were no comments or questions from the board. Linda Stultz, neighbor across street, said that she was for it but didn't want to see it turned into apartments.

Motion to Send Do Pass Recommendation to Bluffton: Mike Morrissey
Second: Jarrod Hahn
Vote: 10-0

OTHER BUSINESS:

ILP-013771 – David Pearson

Michael Lautzenheiser said that the violation has been resolved due to an easement agreement with the City of Bluffton.

V2016-031 – Bee Creek Development

The board discussed the violation against Larry Heckber. They talked about the bank and bond needed.

Motion to continue to May 2, 2019, meeting: Jarrod Hahn
Second: John Schuhmacher
Vote: 10-0

DISCUSSION:

DOWNTOWN REVITALIZATION UPDATES

HOUSING STUDY UPDATE

OTHER

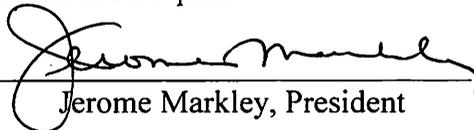
Derrick Plummer, Phenix Farms, came to discuss his violation regarding the CFO. He was informed that if he wanted to appeal it, then that would need to go thru the Board of Zoning Appeals.

ADVISORY:

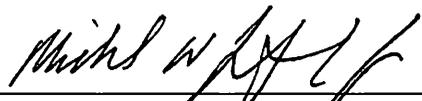
Jerome Markley confirmed the May 2, 2019, meeting.

ADJOURN:

Erin Kreigh made a motion to adjourn the meeting. John Schuhmacher seconded the motion. The April 4, 2019, Area Plan Commission meeting adjourned at 8:00 p.m.



Jerome Markley, President

ATTEST: 

Michael Lautzenmeiser, Jr., Secretary