

ROLL CALL

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

Michael Lautzenheiser, Jr., Director

The June 6, 2019, meeting of the Area Plan Commission was called to order at 7:00 p.m. by Jerome Markley. Seven members were present. Tyson Brook arrived at 7:06 pm. Erin Kreigh, Mike Morrissey, and John Schuhmacher were absent.

**APPROVAL OF MINUTES:**

Bill Horan made a motion to approve the minutes with changes from the May 2, 2019, meeting. Jarrod Hahn seconded the motion; the motion carried 8-0.

**OLD ITEMS:**

**NEW ITEMS:**

**A 19-06-10A HARRISON TWP. NE/4 4-26N-12E Trinity Properties, LLC requests an approval for a zoning change to R-3. The property is located at 107 W Wabash St., Bluffton, IN 46714 and is zoned B-1.**

**A 19-06-10B HARRISON TWP. NE/4 4-26N-12E Trinity Properties, LLC requests an approval for a zoning change to B-3. The property is located at 107 W Wabash St., Bluffton, IN 46714 and is zoned B-1.**

Michael Lautzenheiser informed the board that both options would be discussed and then one would be sent on to Bluffton Common Council for final decision. Chandler Gerber talked about the two rezoning options he had for his property. He talked about the first option being an apartment in half of the building. He said that the other option was storage units. Mr. Lautzenheiser reviewed his opinion of the proposed options and talked about what was compatible with what zoning. The board discussed the 2 zoning options and the positives and negatives for each option. Jarrod Hahn asked Mr. Gerber about the layout of the building for each option. Tim Rohr asked about parking. Mr. Gerber said that it was a private parking lot. Jerome Markley asked if there was an opinion from the City of Bluffton. Mr. Lautzenheiser said that there hasn't been any contact from the city regarding the rezoning. There was no comment from the public when asked.

Motion to send a Do Pass Recommendation for B-3 to Bluffton Common Council: Jarrod Hahn

Second: Harry Baumgartner, Jr.

Vote: 8-0

**A 19-06-11 HARRISON TWP. SW/4 5-26N-12E 20/20 Custom Molded Plastics, LLC request approval for the proposed parking, loading dock, and regional detention basin. The property is located at 785 Decker Drive, Bluffton, IN 46714 and is zoned I-1.**

Cody Ward from MLS Engineering talked about this phase of the development plan for 20/20 Custom Molded Plastics. He discussed the changes that were made to be in compliance with the City of Bluffton's requests. Jerome Markley asked the board to confirm the changes. He asked Jarrod Hahn if there were any additional items needed from the drainage board for approval. There were none. Mr. Markley asked what regional meant in regards to the detention basin. Mr. Ward explained that it was for the whole site and any future projects on site and how they would be ok for drainage due to the regional detention basin. Tyson Brooks asked if there were any questions or concerns from the public that the office has received. There were none. Mr. Markley asked the board and the public if there were any additional questions or comments regarding this petition. There were none.

Motion to Approve: Bill Horan

Second: Becky Stone-Smith

Vote: 8-0

#### **OTHER BUSINESS:**

##### **V2016-031 – Bee Creek Development**

Michael Lautzenheiser talked about this violation and how at the last meeting it was turned over to the attorney. However, the next day the office received an email showing plans to have improvements done by July/August of this year. The board discussed a new timeline. Jarrod Hahn's motion included updates along the way if there is a July APC meeting.

Motion to continue to August 1, 2019, meeting: Jarrod Hahn

Second: Tyson Brooks

Vote: 8-0

##### **V2018-034 – Kenneth Werling**

Michael Lautzenheiser gave a recap of the violation. He said that no work has happened but that Mr. Werling did work on the site unrelated to the violation. The board discussed the violation.

Motion to send to Attorney: Tim Rohr

Second: Tyson Brooks

Vote: 8-0

#### **DISCUSSION:**

##### **DOWNTOWN REVITALIZATION UPDATES**

Michael Lautzenheiser talked about the construction of the Plaza Project being well on its way now. He talked about the Ossian project going out for bid this summer. He said now it's time to look at the next 5 years and how they are considering community art murals.

##### **HOUSING STUDY UPDATE**

The board discussed when housing is too bad and what those standards could possibly be. Michael Lautzenheiser talked about the Ball State project and how they are creating a brand for Wells County.

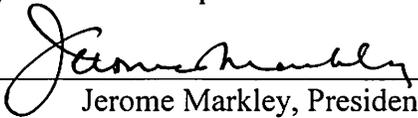
**ADVISORY:**

Jerome Markley confirmed the July 11, 2019, meeting. As of the meeting, there were not any petitions turned in to have a meeting.

Jarrold Hahn said that projects are happening in the county that just do not requiring full development plans anymore.

**ADJOURN:**

Bill Horan made a motion to adjourn the meeting. Becky Stone-Smith seconded the motion. The June 6, 2019, Area Plan Commission meeting adjourned at 8:05 p.m.

  
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Jerome Markley, President

ATTEST:   
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Michael Lautzenheiser Jr., Secretary