

ROLL CALL

	Jerome Markley
Harry Baumgartner, Jr	Mike Morrissey
Tyson Brooks	Tim Rohr
Jarrold Hahn	John Schuhmacher

Michael Lautzenheiser, Jr., Director

The September 12, 2019, meeting of the Area Plan Commission was called to order at 7:00 p.m. by Jerome Markley. Seven members were present. Dan Baumgardner, Bill Horan, Erin Kreigh, and Becky Stone-Smith were absent.

**APPROVAL OF MINUTES:**

Jarrold Hahn made a motion to approve the minutes with changes from the August 1, 2019, meeting. Harry Baumgartner, Jr. seconded the motion; the motion carried 7-0.

**OLD ITEMS:**

**NEW ITEMS:**

**A 19-09-14 LANCASTER TWP. SW/4 33-27N-12E Jerry Reinhard requests an approval for a 340 ft Communication Tower. The property is located on Lancaster Rd, Bluffton, IN 46714 and is zoned A-R.**

Derek McGrew represented the petition. He supplied the board with similar photos as to what this tower would look like and supplied documents from companies showing their support of the tower, too. The board discussed the plans and talked about lighting, safety antennas, and other items in regards to this tower. Jerome Markley asked for public comment. Bill Morris asked for the location of the tower.

Motion to Approve: Jarrold Hahn  
 Second: Harry Baumgartner, Jr.  
 Vote: 7-0

**A 19-09-15 WELLS COUNTY Zoning Ordinance Amendments**

- Accessory Structures
- Special Exceptions
- Manufacturing Definitions
- Bank/Credit Union Permitted Use and Definitions
- Solar Energy System Development Plan
- Enclosed Mortality Composting Definition

Michael Lautzenheiser started the amendment conversation for the evening. There was a lot of discussion regarding the Accessory Structures' section. He gave examples from some of the surrounding counties. The board discussed pros and cons of each. At the end of the discussion, it was decided that the majority of the members present would be ok with sending a recommendation for the 1500 sq. ft. requirement instead of the 1200 sq. ft. option. They didn't

feel that setting a limit based on the size of residential structure or by a percentage of the lot coverage should be a factor. Jerome Markley asked for public input on this topic. Bob Bate and Tony Terhune, both residents of Sutton Circle, wanted to see a set requirement for smaller accessory structures. The board also discussed the height amendment and how it was written was ok. They also talked about adding in the 5' setback for accessory structures under 500 sq. ft. and under 14 ft. in total height to be allowed in Agricultural zoning. The board also discussed the possibility of no change as well.

The board had discussions about special exceptions and manufacturing zoned areas. It was agreed that there would be language removed that was no longer needed under the special exception portion of the ordinance. It was also agreed that there would be better detail in regards to outside storage in the Light and Heavy Manufacturing zoned areas.

The board talked about adding the permitted use of Banks/Credit Unions to the permitted use table. There was no real need for a definition in regards to this portion.

In regards to the enclosed mortality composting definition, it was suggested to get more clarity from Purdue. The containment discussion was in regards to if a roof made a difference when it was fully contained. Also, discussed was that any previously approved items wouldn't be affected and considered grandfathered in regards to the point system.

A new item that was talked about was the age for manufactured homes. It was agreed that there could be an additional line stating that if manufactured homes age range was over 15 years and less than 30 years, then the office could approve the home based on photos supplied providing proof that it was in good shape.

There will be a new legal ad submitted and these items have been continued to the next meeting.

#### **OTHER BUSINESS:**

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

Michael Lautzenheiser gave an update regarding the violation.

Motion to continue to November meeting: Jarrod Hahn

Second: Tyson Brooks

Vote: 7-0

##### **V2018-015 – Kevin Heron**

Michael Lautzenheiser gave an update regarding the violation. Mr. Heron had called the office stating that he was just waiting on the roofing and siding to be completed on the garage and items behind the home removed and taken down.

Motion to continue to November meeting: Tyson Brooks

Second: Mike Morrissey

Vote: 7-0

**V2019-001 – Andrew & Lisa Fuksa**

Michael Lautzenheiser explained the violation and the progress made prior to the meeting. There were a few vehicles still to be removed.

Motion to continue to October meeting: John Schuhmacher

Second: Jarrod Hahn

Vote: 7-0

**DISCUSSION:**

**DOWNTOWN REVITALIZATION UPDATES**

Michael Lautzenheiser gave a recap of the things continuing to make progress. He said that the plaza project is staying on schedule, and that the groundbreaking for the park in Ossian has taken place. He also talked about the new pavilion at Washington Park.

**HOUSING STUDY UPDATE**

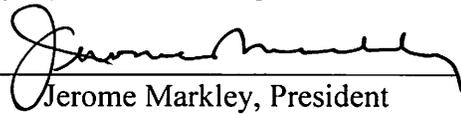
Michael Lautzenheiser talked about the tourism report that was created by Ball State for the Economic Development Office in Wells County.

**ADVISORY:**

Jerome Markley confirmed the October 3, 2019, meeting.

**ADJOURN:**

John Schuhmacher made a motion to adjourn the meeting. Mike Morrissey seconded the motion. The September 12, 2019, Area Plan Commission meeting adjourned at 9:10 p.m.

  
Jerome Markley, President

ATTEST:   
Michael Lautzenheiser Jr., Secretary