

ROLL CALL

|                       |                   |
|-----------------------|-------------------|
| Dan Baumgardner       | Jerome Markley    |
| Harry Baumgartner, Jr | Mike Morrissey    |
| Tyson Brooks          | Tim Rohr          |
|                       | John Schuhmacher  |
| Bill Horan            | Becky Stone-Smith |
| Erin Kreigh           |                   |

Michael Lautzenheiser, Jr., Director

The October 3, 2019, meeting of the Area Plan Commission was called to order at 7:00 p.m. by Jerome Markley. Ten members were present. Jarrod Hahn was absent.

**APPROVAL OF MINUTES:**

Mike Morrissey made a motion to approve the minutes with changes from the September 12, 2019, meeting. Tim Rohr seconded the motion; the motion carried 10-0.

**NEW ITEMS:**

**A 19-10-16 LANCASTER TWP. NE/4 28-27N-12E Bluffton Animal Clinic LLC requests an approval for a 4,568 sq. ft. building with parking. The property is located 1890 N Main St., Bluffton, IN 46714 and is zoned B-3.**

Tony Hart & Steve Diebold, Chester Inc., represented the petition for the new Bluffton Animal Clinic. They talked about the project details and easements that go along with the property to the south. Jerome Markley asked if there was anything from the Plat Committee to discuss. Michael Lautzenheiser talked about the existing detention basin and how it was designed and adequate for this project. The board discussed easements and recording of documents. Tyson Brooks asked if it was the same owner for the south property. Mr. Diebold said that it was a different owner. Mr. Markley asked for additional comments and or questions from the board and public. There were none.

Motion to Approve: Bill Horan

Second: Erin Kreigh

Vote: 10-0

**OLD ITEMS:**

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

- Accessory Structures
- Special Exceptions
- Manufacturing Definitions
- Bank/Credit Union Permitted Use and Definitions
- Manufactured Home Age Requirements
- Enclosed Mortality Composting Definition

Michael Lautzenheiser gave a recap to the updates made for the amendments that are currently under review. The board decided to discuss each item and then go back and vote on each item separately.

**Item A – Accessory Structures.** Jerome Markley asked Mike Morrissey if City Council had an opinion on this change. Mr. Morrissey said that the council was leaning toward reducing the max size to 1500 sq. ft., but no official vote was taken. The board discussed the steps needed if a residential accessory structure needed to be larger than 1500 sq. ft. Mr. Morrissey asked about additions to existing structures and if those would need to meet the 1500 sq. ft. requirement. It was explained that the finished overall size of the structure would need to be 1500 sq. ft. or less.

Motion to Send a Do Not Pass Recommendation: Tyson Brooks

Second: Harry Baumgartner, Jr.

Vote: 4-6 (Dan Baumgardner, Harry Baumgartner, Jr., Tyson Brooks, Bill Horan) Motion Failed

Motion to Send a Do Pass Recommendation: Mike Morrissey

Second: Tim Rohr

Vote: 6-4 (Dan Baumgardner, Harry Baumgartner, Jr., Tyson Brooks, Bill Horan)

**Item B – Special Exceptions.** Michael Lautzenheiser explained that weren't any changes to this section since the last meeting. There were no additional questions.

Motion to Send a Do Pass Recommendation: Tyson Brooks

Second: Erin Kreigh

Vote: 10-0

**Item C – Manufacturing Definitions.** Michael Lautzenheiser talked about the minor wording changes. There were no additional questions.

Motion to Send a Do Pass Recommendation: Erin Kreigh

Second: Mike Morrissey

Vote: 10-0

**Items D – Bank/Credit Union.** Michael Lautzenheiser explained that weren't any changes to this section since the last meeting. There were no additional questions.

Motion to Send a Do Pass Recommendation: Bill Horan

Second: Tyson Brooks

Vote: 9-1 (Jerome Markley)

**Item E – Manufactured Home Age Requirements.** Michael Lautzenheiser explained the changes that were updated. Tyson Brooks asked if it was for a certain type. Mr. Lautzenheiser said that it was for all three types of manufactured homes.

Motion to Send a Do Pass Recommendation: Tyson Brooks

Second: Harry Baumgartner, Jr.

Vote: 10-0

**Item F – Enclosed Mortality Composting Definition.** Michael Lautzenheiser talked about the information from Purdue. He explained that according to them the roof structure is very

important. He said that containing leachate is necessary but, a better way of doing it is having a roof structure.

Motion to Send a Do Pass Recommendation: Erin Kreigh  
Second: John Schuhmacher  
Vote: 10-0

**OTHER BUSINESS:**

**V2019-001 – Andrew & Lisa Fuksa**

Michael Lautzenheiser gave an update regarding the violation and said that the property has been cleaned up and vehicles all removed. Violation is closed.

**DISCUSSION:**

**DOWNTOWN REVITALIZATION UPDATES**

Michael Lautzenheiser gave a recap of the things continuing to make progress. He said that the plaza project had a great turnout at the grand opening. He talked about the groundbreaking for the amphitheater in Ossian. He mentioned the progress on the new pavilion at Washington Park. Jerome Markley asked about work still needing to be done at the courthouse. It was discussed that there was still some work to be done.

**HOUSING STUDY UPDATE**

Michael Lautzenheiser talked more about the tourism report that was created by Ball State for the Economic Development Office in Wells County. He said that the main need is for workforce housing and rental based homes.

**ADVISORY:**

Jerome Markley confirmed the November 7, 2019, meeting.

**ADJOURN:**

John Schuhmacher made a motion to adjourn the meeting. Becky Stone-Smith seconded the motion. The October 3, 2019, Area Plan Commission meeting adjourned at 8:15 p.m.

  
Jerome Markley, President

ATTEST:   
Michael Lautzenheiser Jr., Secretary