

ROLL CALL

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

Michael Lautzenheiser, Jr., Director

The December 5, 2019, meeting of the Area Plan Commission was called to order at 7:00 p.m. by Jerome Markley. Ten members were present. Mike Morrissey was absent.

**APPROVAL OF MINUTES:**

Bill Horan made a motion to approve the minutes with changes from the November 7, 2019, meeting. Becky Stone-Smith seconded the motion; the motion carried 10-0.

**NEW ITEMS:**

**A 19-12-18 HARRISON TWP. NE/4 4-26N-12E Mary Anne Ellenberger requests an approval for a zoning change to R-2. The property is located at 208 N Johnson, Bluffton, IN 46714 and is zoned B-1.**

Joyce Accavallo represented the Mary Anne Ellenberger petition along with her petition (A 19-12-20) at the same time. She gave the board history information regarding the properties and stated that there hasn't been a business in either location. She said that it is hard to maintain properties when you have to get special approvals for residential improvements even though they are already residential properties. Jerome Markley reviewed the zoning map provided at the meeting. Michael Lautzenheiser said that these properties are shown in the comprehensive plan as changing the zoning to residential and felt that it was a good fit to the area. Jarrod Hahn asked about the R-2 zoning. Mr. Lautzenheiser mentioned R-3 zoning might be a better fit for the Ellenberger property. Mr. Hahn asked if there was harm in all properties under the two rezoning requests being rezoned to R-3. There was some board discussion between R-2 & R-3 zoning. Mr. Markley asked if there were any additional comments or questions from the board or the public. There were none.

Motion to send a Do Pass Recommendation for R-3 to Bluffton Council: Bill Horan

Second: John Schuhmacher

Vote: 10-0

**A 19-12-20 HARRISON TWP. NE/4 4-26N-12E Dennis & Joyce Accavallo requests an approval for a zoning change to R-2. The property is located at 209 & 211 W Wabash St., Bluffton, IN 46714 and is zoned B-1.**

See discussion in A 19-12-18 as both items were discussed together.

Motion to send a Do Pass Recommendation for R-3 to Bluffton Council: Bill Horan

Second: John Schuhmacher

Vote: 10-0

**A 19-12-19 JEFFERSON TWP. NW/4 15-28N-12E Old to New 4U Corp. requests an approval for a zoning change to R-2. The property is located at 306 Davis Rd., Ossian, IN 46777 and is zoned R-1.**

Josh Barkley, Barkley Builders, represented the petition. Mr. Barkley explained the end results of the property by having 4 duplexes after having the property split into 4 parcels. He said that the Plat Committee has already approved the 4 lots. He also stated that the Board of Zoning Appeals (BZA) has approved the variances needed for each lot. Jarrod Hahn asked if it was 4 units or 4 duplexes. Mr. Barkley confirmed that there would be a duplex on each lot making it a total of 4 duplexes or 8 units. There was some board discussion on the zoning of surrounding properties. Michael Lautzenheiser said that per the Housing Study this would be an asset for Ossian and the county. Jerome Markley asked if there were any additional questions or comments. Tyson Brooks asked about parking. Mr. Barkley described the parking setup and added that each unit will have an attached garage. Tim Rohr asked about street parking. It was said that there wouldn't be any on-street parking. Mr. Markley asked for public comment. There was none.

Motion to send a Do Pass Recommendation to Ossian Town Board: Tyson Brooks

Second: Harry Baumgartner, Jr.

Vote: 10-0

**OLD ITEMS:**

**A 19-11-17 WELLS COUNTY Zoning Ordinance Amendments**

- Fee Schedule
- Solar Energy System Development Plan
- Solar Energy System Definitions

Michael Lautzenheiser reviewed the proposed changes from last month that were made and presented this evening. He talked about the drawings that were included to show the different setback options of 100' vs 400'. Jerome Markley made the comment of the 400' setback would be showing solar companies that we as a county wouldn't be interested in having any solar energy production, where the 100' setback would be more welcoming to the solar community. Mr. Lautzenheiser mentioned a bill at the state level that could possibly take over the control of wind and solar energy production at the county level. The board had discussion on other setback options and setbacks for noise. Tyson Brooks asked if it would be possible to see a 200' setback. There was additional talk about the fee schedule and definitions. Mr. Markley asked for public input. Bill Morris talked about corrections and additions that he'd like the board to consider. He talked about the mailing notification process, setbacks, and sound levels. There was also discussion about adding a section where the developer must fix any damaged tiles and how the wording could be similar to that used for ponds.

Motion to continue to January 2<sup>nd</sup> meeting: John Schuhmacher

Second: Erin Kreigh

Vote: 10-0

**OTHER BUSINESS:**

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

Michael Lautzenheiser gave an update regarding the violation and said that the violation should be completed within the next couple of weeks. He said that the asphalt base has been completed and that they are just waiting on the top coat to be finished.

Motion to continue to January 2<sup>nd</sup> meeting: Tyson Brooks

Second: John Schuhmacher

Vote: 10-0

**V2018-015 – Kevin Heron**

Michael Lautzenheiser said that the owner has fixed the violation, and it is now closed.

**DISCUSSION:**

**COMPREHENSIVE PLAN UPDATE**

Michael Lautzenheiser talked about letters that were sent out to boards and individuals inviting them to join the Steering Committee for the Comprehensive Plan.

**DOWNTOWN REVITALIZATION UPDATES**

Michael Lautzenheiser gave a recap of the events that recently took place. He mentioned that there were 400-500 shoppers downtown for the Small Business Saturday event. He also talked that the Parlor City Christmas event coming up. Mr. Lautzenheiser said that the Ossian project was going to be going out for bid soon, and that they were having the Ossian Hometown Christmas event this evening.

**HOUSING STUDY UPDATE**

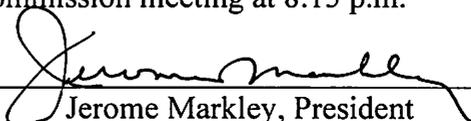
Michael Lautzenheiser mentioned that for the first time in 5-6 years the board will be reviewing a new major subdivision at the start of the year. He also said that there is talk of other projects for the upcoming year as well.

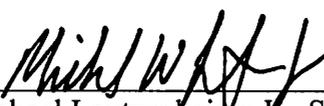
**ADVISORY:**

Jerome Markley talked about Mike Morrissey leaving the APC after serving for 18 years due to the Bluffton Council getting new members elected. He said that Mr. Morrissey deserves appreciation for his years of service to the board. He then confirmed the January 2, 2020, meeting.

**ADJOURN:**

John Schuhmacher made a motion to adjourn the meeting. Becky Stone-Smith seconded the motion to adjourn the December 5, 2019, Area Plan Commission meeting at 8:15 p.m.

  
Jerome Markley, President

ATTEST:   
Michael Lautzenheiser Jr., Secretary