

ROLL CALL

Harry Baumgartner, Jr.	Jerome Markley
Tyson Brooks	Tim Rohr
Jarrold Hahn	John Schuhmacher
Bill Horan	Becky Stone-Smith
Josh Hunt	
Erin Kreigh	

Michael Lautzenheiser, Jr., Director

The May 7, 2020, meeting of the Area Plan Commission was called to order at 7:05 p.m. by Jerome Markley. Ten members were present for roll call. Tyson Brooks, Jarrod Hahn, Bill Horan, Josh Hunt, Erin Kreigh, and John Schuhmacher attended via Zoom. Town of Ossian doesn't have an appointee currently.

APPROVAL OF MINUTES:

Tim Rohr made a motion to approve the minutes with changes from the April 23, 2020, meeting. Becky Stone-Smith seconded the motion; the motion carried 10-0.

OLD ITEMS:

NEW ITEMS:

A 20-04-06 HARRISON TWP. SE/4 9-26N-12E City of Bluffton requests approval for a new water treatment plant. The property is located at 1820 Wayne Street, Bluffton, IN 46714 and is zoned R-3.

Jon Oman, City of Bluffton Utilities, presented the petition. Michael Lautzenheiser talked about the storm water being taken care of on site by having 2 detention basins. Jerome Markley asked if the board had any other questions. Josh Hunt said that things seemed to be in order. Tyson Brooks asked if there had been any contact from the public. Mr. Lautzenheiser said that the office hadn't heard anything. Mr. Oman said he wasn't aware of any public comment. Mr. Markley asked if there were any questions or comments from the public. There were none.

Conditions/Modifications:

Motion to Approve: Josh Hunt

Second: Jarrod Hahn

Vote: 10-0

A 20-04-07 LANCASTER TWP. SW/4 15-27N-12E City of Bluffton requests approval for a new water tower. The property is located north of 3143 N SR 1, Bluffton, IN 46714 and is zoned A-1.

Jon Oman, City of Bluffton Utilities, presented the petition. Jerome Markley confirmed the location of the water tower. Michael Lautzenheiser talked about the modification waiver that would be needed for the height of the tower, as well as the 1-time exemption for storm water drainage. Mr. Markley asked what the maximum height was for A-1. Mr. Lautzenheiser confirmed that it was 100'. Josh Hunt asked if it was a similar height to the tower on Dustman Road or if it would be higher. Mr. Oman said that it would hold the same volume but taller than the Dustman Road location. Mr. Markley asked if there were any questions or comments from

the public. James McQueary asked what the intent of the land was and if it would be continued to be farmed or planted with grass. He also asked if there was any intention of annexation and if they would be required to connect to the lines and what the timeline was. Lastly, he asked if there would be any interest of selling the unused land. Mr. Oman said that annexation is not on the horizon as of right now, but it also wasn't under his supervision with the city. He said that the ground would not be farmed this year but could be possibly open to dialogue in the future regarding the ground. Mr. Oman also mentioned the possibility of a substation down the road in 3 ½ to 4 years on the remaining ground. There was discussion on pipe locations on property. Mr. Lautzenheiser and Mr. Markley reviewed the items needed with a motion.

Conditions/Modifications: Waiver for height of Water Tower and one-time exemption for stormwater drainage.

Motion to Approve: Bill Horan

Second: Tim Rohr

Vote: 10-0

A 20-05-10 JEFFERSON TWP. NE/4 33-28N-12E White Rock Barn requests approval for a 1 acre parking lot. The property is located at 6642 N SR 1, Ossian, IN 46777 and is zoned A-1.

Joel Hoehn, Stody and Associates, and Nathan Keller, White Rock Barn, represented the petition. Mr. Hoehn explained that they were able to receive the millings from the SR 1 project to use and create a parking lot. They said it would have 106 parking spaces and a detention basin to handle storm water. Jerome Markley asked if the board had any questions or comments. Michael Lautzenheiser said that we are still needing INDOT approval for the driveway. Mr. Keller mentioned approval from 10 years ago for a farm entrance off SR 1. Mr. Lautzenheiser said we just need something in writing from INDOT showing their approval. Tim Rohr asked if it would be lighted. Mr. Keller said that there is a light installed on the barn with a switch and it will only be used during events.

Conditions/Modifications: INDOT Approval letter for SR 1 access

Motion to Approve: Tim Rohr

Second: Harry Baumgartner, Jr.

Vote: 10-0

OTHER BUSINESS:

V2019-026 Rodger and Connie Watt

Michael Lautzenheiser gave an update regarding the violation. He said that at the field meeting it was shown that some work has been done but there is still a ways to go until it is no longer a violation. He suggested continuing the violation until the July meeting.

Motion to continue to July 2, 2020, or the next regularly scheduled meeting: Jarrod Hahn

Second: Becky Stone-Smith

Vote: 10-0

DISCUSSION:

COMPREHENSIVE PLAN

Michael Lautzenheiser talked about finalizing the language on the survey; he hopes to have board's approval at an upcoming meeting. The next step would be to have it available to the public.

DOWNTOWN REVITALIZATION UPDATES

Michael Lautzenheiser said that Ossian's Amphitheater is being sent out for bids after redesigning the project in hopes the cost comes back lower than before. He talked about Bluffton NOW! hosting a county wide grand re-opening. Jerome Markley asked if there was a date for that event. Mr. Lautzenheiser said that the date is still to be determined.

HOUSING STUDY UPDATE

Michael Lautzenheiser talked about the current and upcoming housing projects.

ADVISORY:

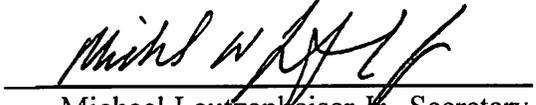
Jerome Markley confirmed the May 27, 2020, meeting. He also mentioned that this meeting will be in place of the June 4, 2020, meeting and will be held at the Wells County Arts, Commerce and Visitors Centre.

Michael Lautzenheiser talked about technology and the public meetings. He said that technology has been good for the most part at meetings. He mentioned possibly looking at live streaming meetings or posting videos of recorded meetings so the public can be better informed.

ADJOURN:

Tim Rohr made a motion to adjourn the meeting. Becky Stone-Smith seconded the motion. The May 7, 2020, Area Plan Commission meeting adjourned at 7:42 p.m.


Jerome Markley, President

ATTEST: 
Michael Lautzenheiser Jr., Secretary