

ROLL CALL

Harry Baumgartner, Jr.	Jerome Markley
Tyson Brooks	Tim Rohr
Cory Elzey	John Schuhmacher
Jarrold Hahn	Becky Stone-Smith
Bill Horan	Melissa Woodworth
Josh Hunt	

Michael Lautzenheiser, Jr., Director

The January 7, 2021, meeting of the Area Plan Commission was called to order at 7:00 p.m. by Michael Lautzenheiser. All members were present for roll call. Jarrod Hahn, Bill Horan, Josh Hunt, John Schuhmacher, and Melissa Woodworth attended via Zoom.

**ELECTION OF OFFICERS FOR 2021**

**President:** Jerome Markley

Motion to retain the same President: Tim Rohr

Second: Becky Stone-Smith

Vote: 11-0

**Vice-President:** Bill Horan

Motion to elect Vice-President: Becky Stone-Smith

Second: Josh Hunt

Vote: 11-0

**Secretary:** Michael Lautzenheiser, Jr

Motion to retain the same Secretary: Tim Rohr

Second: Harry Baumgartner, Jr

Vote: 11-0

**Appointment to the BZA:** Tim Rohr

Motion to retain the same BZA appointment: Becky Stone-Smith

Second: Tyson Brooks

Vote: 11-0

**Plat Committee:** Michael Lautzenheiser, Jr., Jarrod Hahn, Bill Horan, Nick Huffman, and Jerry Petzel

Motion to retain the same Plat Committee members: Tyson Brooks

Second: Tim Rohr

Vote: 11-0

Jerome Markley conducted the meeting from this point forward. He told the board that Cory Elzey was replacing Erin Kreigh as the representative for Town of Uniondale. Mr. Markley thanked Erin for her time on the board and welcomed Cory to the board.

**APPROVAL OF MINUTES:**

Tim Rohr made a motion to approve the minutes with changes from the December 3, 2020, meeting. Tyson Brooks seconded the motion; the motion carried 9-0-2. Jerome Markley and John Schuhmacher abstained from voting due to being absent at the December meeting.

**OLD ITEMS:****NEW ITEMS:**

**A 21-01-01 LANCASTER TWP. SE/4 27-27N-12E Jennifer Esmond requests approval for a 0.88 acre division of a minor subdivision. The property is located at 601 E Dustman Rd., Bluffton, IN 46714 and is zoned R-3.**

Joel Hoehn, Stody Associates, represented the petition. He explained that the property owner was requesting a division of her property so that future development might occur on it. Jerome Markley confirmed the location. Michael Lautzenheiser talked about the modification needed due to the property being under 10 acres. Mr. Markley asked if the board had any questions or comments. Josh Hunt mentioned a phone call he received from a concerned neighbor about development of the property and how the sewer connection would be if developed. Mr. Lautzenheiser said that it's up to the City of Bluffton on how sewer lines are connected. There was discussion on the total acreage to start. Mr. Hoehn confirmed the amount of ground for each property. Mr. Markley asked if there was any public comment. Gordon Gerber mentioned his concerns regarding sewer connection and surface drainage for future development on the property. There was discussion on each item. Blake Gerber, developer of Bell Brook, mentioned his experience with the city sewer taps when developing in the area. Mr. Markley reviewed the modification needed with a motion. Josh Hunt said that the buildable lots in Bluffton are almost gone, and people are still looking for more buildable lots.

Modification: Reduced Lot Size Allowed

Motion to Approve: Bill Horan

Second: Tim Rohr

Vote: 11-0

**A 21-01-02 LANCASTER TWP. SE/4 32-27N-12E CCP Meadowvale 0269 LLC (Signature Healthcare property) requests an approval for a zoning change to R-3. The property is located 1529 W Lancaster and is zoned R-1.**

Landmark Recovery's Project Manager Ed Huminick, Clinical Director Michelle McGinnis, and Executive Director Patrick Kullman presented the petition. Mr. Huminick talked about the projected timeline of being open by August 2021 and asked the board for their recommendation to allow this facility to come into town. Michael Lautzenheiser talked about the grandfathered use of the building prior to this request and how the requested zoning change matched the historical use of the property. Jerome Markley asked the board for comments and questions. Josh Hunt said that substance abuse is a problem in our community. Jarrod Hahn asked if the project were to not go through for some reason, what could go there in its place. There was discussion on what the permitted used in R-3 zoning would be. Bill Horan wanted clarification that Signature Healthcare was grandfathered in for the permitted use and should have been zoned R-3 for correct zoning. Mr. Markley asked for public comment and questions. There was no comment from the public. Mr. Markley reviewed the recommendation options the board had regarding the petition.

Conditions:

Motion to send a Do Pass Recommendation to Bluffton: Tyson Brooks

Second: Becky Stone-Smith

Vote: 11-0

**A 21-01-03 LANCASTER TWP. SE/4 21-27N-12E RTT Investments LLC requests an approval of a Major Subdivision for 7 lots. The property is located at 2200 & 2250 N Main St., Bluffton, IN 46714 and is zoned R-3 & B-3.**

Brett Miller, Miller Land Surveying, presented the petition. He explained that this was the next step needed for the development plan that was approved last year. He requested that the secondary approval for the plat be done through the Plat Committee. There was discussion on the timeline for this project. Jerome Markley asked Jarrod Hahn if there was anything that needed to be talked about regarding water detention. Mr. Hahn said that it was all covered during the development plan petition. Josh Hunt asked about the safety in the area due to comments made during the development plan approval process. Michael Lautzenheiser said that the office hasn't received any calls recently. There was a discussion on the progress made at the site so far. Mr. Markley asked for public comment and questions. There was no comment from the public. He reviewed the items needed for a motion.

Conditions: Secondary Plat approval through the Plat Committee

Motion to Approve: Tyson Brooks

Second: Jarrod Hahn

Vote: 11-0

**OTHER BUSINESS:**

**2020 End of Year Report**

Michael Lautzenheiser gave a recap of last year. He said that it was a positive year even with everything that happened. He talked about the influx of permits and homes, while petitions were like the previous year or less in the case of the Board of Zoning Appeals. Mr. Lautzenheiser said that it's a good thing to see the reduction in variance requests because that means that the ordinance is working, and the amendments made are helping. Josh Hunt asked about new subdivisions. Mr. Lautzenheiser said that there were many options coming.

Motion to Approve: Josh Hunt

Second: Tyson Brooks

Vote: 11-0

**2021 Plan of Operations**

Michael Lautzenheiser talked to the board about the upcoming year and the plans for the office. He also mentioned the continuation of the Town Clean-Up day, and how the office is hopeful for two locations this year. He reviewed the approved budget for both APC & GIS areas and said he is looking forward to a good year.

Motion to Approve: Tim Rohr

Second: Cory Elzey

Vote: 11-0

**Approved 2021 Budget**

Michael Lautzenheiser reviewed the approved budget and noted the amounts spent in 2019 and the budget from the previous year.

**Board Member Contact Sheet**

Jerome Markley asked the board members to review the contact sheet and let Suzie Gentis know if there were any changes. Becky Stone-Smith updated her email address.

**V2020-016 Ricky Lee Cook**

Michael Lautzenheiser talked about the violation and the junk accumulation on the property. He said that we are still waiting on a written timeline as to when items will be cleaned up. He suggested continuing it to the February meeting.

Motion to continue to February 2021 meeting: Tim Rohr

Second: Tyson Brooks

Vote: 11-0

**V2020-017 Jerome Newman**

Michael Lautzenheiser gave a recap on the violation. Jerry Newman, brother of the property owner, was there to represent the petition. Mr. Newman stated that they had done work to the property to clean it up, and they removed several vehicles that were not fixable. He said that the remaining vehicles could be fixed up and in working order with more time. There was discussion on the number of vehicles remaining on the property. Also, there was talk about plates and titles for the remaining vehicles. Jerome Markley asked what still needed to be done. Mr. Lautzenheiser said that things appear to be in working order now. Tim Rohr asked Becky Stone-Smith if there was any type of ordinance in Poneto to help clean up the property. She said there wasn't an ordinance language that would help.

Motion to mark violation resolved: Tyson Brooks

Second: Harry Baumgartner, Jr.

Vote: 11-0

**REVITALIZATION UPDATES:**

Michael Lautzenheiser talked about the revitalization groups for Bluffton and Ossian. He said that there are items already lined up for 2021, and efforts are continuing stronger than ever.

There was discussion on the decorations in downtown Bluffton. Michael Lautzenheiser said that a goal for Bluffton is having more stores participate this year for the store front décor during the seasons. He also talked about the updates with the lights in downtown Bluffton and how much brighter it is now.

**HOUSING STUDY UPDATE:**

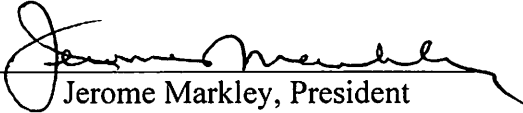
Michael Lautzenheiser talked about the second meeting of the Housing Taskforce. He talked about the issues that the builders are seeing. There was board discussion on those items along with the need of homes/housing units.

**ADVISORY:**

The board confirmed the February 4, 2021, meeting. There was mention of Zoom being available again for those who were interested.

**ADJOURN:**

Tim Rohr made a motion to adjourn the meeting. Becky Stone-Smith seconded the motion. The January 7, 2021, Area Plan Commission meeting adjourned at 8:29 p.m.

  
Jerome Markley, President

ATTEST:   
Michael Lautzenheiser, Jr., Secretary