

ROLL CALL

Harry Baumgartner, Jr.	Jerome Markley
Tyson Brooks	Tim Rohr
Cory Elzey	John Schuhmacher
Jarrold Hahn	
Bill Horan	
Josh Hunt	

Michael Lautzenheiser, Jr., Director

The February 4, 2021, meeting of the Area Plan Commission was called to order at 7:00 p.m. by Jerome Markley. Seven members were present for roll call. Tyson Brooks, Cory Elzey, Jarrod Hahn, and Bill Horan attended via Zoom. Josh Hunt and John Schuhmacher joined via Zoom after roll call. Becky Stone-Smith and Melissa Woodworth were absent.

**APPROVAL OF MINUTES:**

Tim Rohr made a motion to approve the minutes with changes from the January 7, 2021, meeting. Harry Baumgartner seconded the motion; the motion carried 7-0. Josh Hunt joined the meeting after minutes were approved.

**OLD ITEMS:**

**NEW ITEMS:**

**A 21-02-04 HARRISON TWP. SE/4 6-26N-12E Midland LLC requests approval for a 400,000 sq. ft. warehouse. The property is located at 859 S Adams St., Bluffton, IN 46714 and is zoned I-1.**

Cody Ward, MLS Engineer, presented the petition. He talked about the layout of the property and the need for modifications in setbacks for the detention ponds. There was talk about the approval from the city of Bluffton. Jerome Markley asked Michael Lautzenheiser if there was anything to add to the information already provided. Michael Lautzenheiser talked about the modifications needed for the pond setbacks and how the detailed plans are only for the north portion of the project. He said that when they are ready to develop the south portion, detailed plans would need to be submitted for staff approval. Josh Hunt said that the city was good with the plans. Mr. Markley asked Jarrod Hahn about drainage on the property. Jarrod Hahn said that the changes proposed are making items better at this intersection than in the past. Mr. Markley mentioned the coversheet to the plans needing the location corrected. Mr. Markley asked if there were any comments or questions from the public. Chad Kline mentioned that it is a good opportunity for the community to move forward and create new jobs.

Condition: Detailed plans for south portions when ready to develop.

Modification: Reduced Pond Setbacks

Motion to Approve: Jarrod Hahn

Second: Josh Hunt

Vote: 8-0

John Schuhmacher joined the meeting.

**A 21-02-05 HARRISON TWP. NE/4 18-26N-12E Michael & Shelley Mossburg request an approval for a zoning change to I-1. The property is located on 40 acres in the SW intersection of 200 S & Adams St. and is zoned A-1.**

Chad Kline presented the petition on behalf of the Mossburgs. He talked about the county's potential highway garage, and that the county has the option to purchase the entire property. He said that it's good to rezone the whole property to better fit the development of that area. There was board discussion on the Bluffton expansion for industrial needs and the extension of Adams Street to the south following the property line. Josh Hunt said it's a long-term process that gives good opportunity to help keep everyone moving forward. Jerome Markley asked if there were any comments or questions from the public. There were none.

Conditions:

Motion to send a Do Pass Recommendation to County Commissioners: Tyson Brooks

Second: Harry Baumgartner, Jr.

Vote: 9-0

#### **OTHER BUSINESS:**

##### **V2020-027 Peggy A Redelman**

Bill Horan abstained from discussion and vote due to knowing the Redelmans. Michael Lautzenheiser gave a recap of the violation and what was needed to fix the violation. Steve Redelman said that selling the pallets is their business, and his helpers quit. He said that people are coming out to help stack pallets to organize them and move the broken ones. There was discussion on how to fix and organize the property. The Redelmans complained about their neighbor's property. Mr. Lautzenheiser explained that the office doesn't drive around looking for violations. He said that a tool the office has is time and that is based on the willingness of the property owner to fix the violation. There was a discussion on the timeline for the violation

Motion to Continue to May meeting or next available: Jarrod Hahn

Second: Tim Rohr

Vote: 9-0

##### **V2020-010 Larry & Pamela Leyman**

Michael Lautzenheiser gave a recap of the violation and mentioned it being continued from a previous meeting. He said that the office hasn't had any discussion from the occupant since that meeting. Jarrod Hahn said that he was contacted earlier in the day and told them to email the Area Plan office with details on how the violation would be fixed. There was discussion on what the next step is for this violation. Josh Hunt said that communication is big in regards to violations and updates. Tyson Brooks wanted to go on record stating that he was hoping that some type of communication or effort was made in fixing the violation after the November meeting. He said that it was in their court, and they needed to get in contact with the office.

Motion to Continue to March meeting: Jarrod Hahn

Second: Tyson Brooks

Vote: 9-0

**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; nothing has been received even after giving extra time for a response. Jerome Markley confirmed that it was a renter on the property causing the violation. Tyson Brooks asked if any progress had been made. Mr. Lautzenheiser said it was hard to tell. There was talk about the three campers on the property, and if they were dwellings. Mr. Lautzenheiser said that the violation was in regard to the junk accumulation on the property, not the campers. Cory Elzey asked if the office had received any additional complaints. Mr. Markley said that the violation rests on the shoulders of the property owner in the end as it's their property.

Motion to forward violation on to the attorney: Tim Rohr

Second: Cory Elzey

Vote: 9-0

**V2020-023 Greg Myers**

Michael Lautzenheiser gave a recap on the violation. He said that there has been no word from owner or occupant. Josh Hunt said it didn't look as anyone appeared to live there. There was discussion regarding the amount of scrap on the property.

Motion to forward violation on to the attorney: Tyson Brooks

Second: Josh Hunt

Vote: 9-0

**COMPREHENSIVE PLAN:**

Michael Lautzenheiser discussed a timeline for the continuation of the Comprehensive Plan review as he is hopeful for more regular meetings to be able to take place in the future. He talked about the additional items he's added to the plan to show a plan of action and the cost for those items to happen. He said that he's seen it from other counties, and it's a good idea to have in the Wells County version.

**REVITALIZATION UPDATES:**

Michael Lautzenheiser talked about the revitalization groups for Bluffton and Ossian. He said that the CRP grant process has started and is going before the Board of Works the following week. He also talked about the amphitheater opportunities that Ossian is looking forward to opening up in the future.

**HOUSING STUDY UPDATE:**

Michael Lautzenheiser talked about the previous meeting of the Housing Taskforce. He talked about the gaps that have been found in the process. He said that the plan is to help make all lots developed if desired. He mentioned another subdivision that is to be reviewed at the next APC meeting, as well as another apartment complex. Jarrod Hahn and Josh Hunt mentioned Greenfield Farms and the progress made towards the next section and the tile replacement that is going to take place that will fix an old problem along with allowing opportunity for the future.

**ADVISORY:**

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

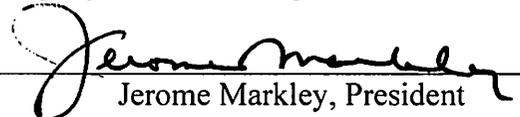
Michael Lautzenheiser asked the board for their support to go before County Council for an additional appropriation for the cost to cover, the Level 2 class for the Leadership Academy. Tyson Brooks made a motion to send the boards recommendation to County Council. Bill Horan seconded the motion. The vote was 9-0.

Michael Lautzenheiser talked about the possibility of using the Cares Act Funds to install a permanent camera and internet to livestream meetings in the future. Josh Hunt thought it was a great idea.

Michael Lautzenheiser gave a recap of items at the State House and their effects on the county. He discussed the proposed HB 1381 as a big item in regards to the loss of local control over solar and wind projects.

**ADJOURN:**

Jarrold Hahn made a motion to adjourn the meeting. John Schuhmacher seconded the motion. The February 4, 2021, Area Plan Commission meeting adjourned at 8:28 p.m.

  
Jerome Markley, President

ATTEST:   
Michael Lautzenheiser Jr., Secretary