

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 March 4, 2021, meeting of the Area Plan Commission was called to order at 7:00 p.m. by Jerome Markley. All members were present for roll call. Tyson Brooks, Cory Elzey, Jarrod Hahn, Bill Horan, John Schuhmacher, and Melissa Woodworth attended via Zoom.

APPROVAL OF MINUTES:

Tim Rohr made a motion to approve the minutes with changes from the February 4, 2021, meeting. Becky Stone-Smith seconded the motion; the motion carried 11-0.

OLD ITEMS:

NEW ITEMS:

A 21-03-06 LANCASTER TWP. NE/4 28-27N-12E The Land Trust & ProFed Federal Credit Union request approval for a 3,130 sq ft Credit Union. The property is located on the west side of SR 1 between 150 N & 200 N , Bluffton, IN 46714 and is zoned B-3.

Michael Hoffman, attorney for ProFed, represented the petition. He explained the details of the proposed development. Jerome Markley asked Michael Lautzenheiser if there was anything to discuss from Plat Committee. Mr. Lautzenheiser said that the questions from Plat Committee had all been answered, and the only things needed would be an updated city sign-off sheet along with INDOT approval. Mark Reinhard, Engineering Resources, said that the INDOT permit is in process. Josh Hunt asked if the office had received any phone calls. Mr. Lautzenheiser said there had not been any contact. Mr. Markley asked about drainage. Jarrod Hahn said that the detention pond is sized for the entire lot to be developed in case of any future projects. Mr. Markley asked if there were any additional questions or comments from the board or the public. There were no additional comments.

Condition: City of Bluffton sign-off & INDOT approval

Motion to Approve: Josh Hunt

Second: Harry Baumgartner, Jr.

Vote: 11-0

A 21-03-07 LANCASTER TWP. NE/4 27-27N-12E J&D Real Estate Ventures requests an approval of a Major Subdivision for 174 lots. The property is located on the south side of 200 N east of SR 1 , Bluffton, IN 46714 and is zoned R-2.

Brett Miller represented the petition for the proposed major subdivision. He talked about the number of lots and sizes of properties. He said that the developer is wanting to work with the city of Bluffton to get this approved. Mr. Miller talked about the connections for water and sewer. There was a board discussion on future development. Mr. Miller mentioned the detention ponds and working with Biggs, Inc. to help with the watershed issues between the

properties. He explained the plat committee petitions that have been submitted. Jerome Markley asked Michael Lautzenheiser if there were any additional items regarding the major subdivision that needed to be discussed. Mr. Lautzenheiser explained the modifications and conditions in more detail as explained in the director's opinion letter. There was discussion on the order of motions needed. Jarrod Hahn mentioned the drainage issues and stated that he would like them to be finalized prior to secondary approval.

Jerome Markley asked for public comments or questions. Sheila Kleinknight, Willowbrook resident, voiced her concerns regarding water issues and previous water main breaks. Doug Sundling addressed the water main issues and outlook on future projects. Ms. Kleinknight also mentioned her concern for added traffic in the area. There was discussion about the stub street in Willowbrook and connecting to that street since it was never a cul-de-sac. There was a discussion on traffic flow suggestions. Vickie Shannon, Willowbrook resident, voiced her concern about flooding issues. Michael Lautzenheiser said that the storm water will be bypassing Willowbrook. John Whicker, Mayor of Bluffton, said that the community is on the brink of meeting the housing shortage. He said that the current council is committed to growth in the city and is working with developers. AJ Springer asked about the drainage that currently goes onto Rodney Springer's property and was concerned that the creek would dry up. There was a discussion on drainage and the surrounding properties. Todd Titus, UPSTAR realtor alliance, said he was there to show support of the current plan with all the cul-de-sacs. He said that people want to live on cul-de-sacs. Shawn Nicholson, Bell Brook resident, that that Kensington will become a mini highway and asked about speed bumps to help with traffic speed. He also voiced his concern about the new neighborhood not being up to their standards. Mayor Whicker and Mr. Sundling talked about the pond issue in Bell Brook and the road repair that is needed. Mr. Sundling said this addition would help that happen so that they could close the road and make the repairs correctly, so it lasts. There was a discussion on the duplex style properties and how they would be maintained. Ryan Steffen, Bell Brook resident, mentioned moving to his property because of it being a dead-end street. He does not want to see this development happen because it will increase the traffic in front of his home. Greg Roembke asked about the proposed type of home. There was talk about covenants and how they would be enforced as well as long-term maintenance. Jody Holloway, realtor, said that while logistics still need to be worked out, he hopes that this project happens as there is a housing need in Wells County. Dan & Pam Schaefer, Bell Brook residents, said that they understood the need for new housing but disappointed in the location of homes and connection to their neighborhood. Mrs. Schaefer asked if there could be some type of buffer between homes on larger lots in the proposed addition to match the larger lots in Bell Brook. Mr. Schaefer said that if a buffer can't happen, then could there be a 50' green space to help with the transition. There was discussion on lot sizes, sidewalks, and lighting in the proposed subdivision. Mr. Nicholson said that this is a larger addition, and the development will change that area forever. Mr. Sundling said that more development is coming. There was talk about the connectivity and why those requirements are in place.

Jerome Markley asked if the board had any additional questions or comments. Melissa Woodworth asked if there would be any restrictions to Rauch's property. Michael Lautzenheiser explained that their property had been moved to the east of this property with their permission. Mrs. Woodworth asked if the duplexes would be rented or individually owned. There was discussion on the layout of the duplex properties and how they would be purchased, similar to a villa style community with no exterior maintenance. Josh Hunt said that he appreciated everyone's concerns who spoke out tonight. Tim Rohr asked if there were any rules or

regulations regarding parks. Mr. Lautzenheiser said that it was not a role for the Area Plan Commission to decide. There was some talk on where the nearest park was located. There was discussion on the minimum number of lots for the subdivision. Mr. Markley called for final public comment. Shawn Nicholson asked about construction traffic. It was stated that construction traffic would be coming off 200 N. Josh Hunt mentioned the next City Council meeting on March 9, 2021. Mr. Lautzenheiser reviewed the modifications and conditions that would be required if the board would choose to approve this petition. Bill Horan motioned for approval. Jarrod Hahn asked for an amendment like that of the apartment building approval stating the route for heavy construction equipment traffic. Mr. Horan agreed to the amendment by adding it to his motion.

Modifications & Conditions: As written in director's opinion letter attached. Heavy equipment traffic off 200 N and not via Willowbrook or Bell Brook.

Motion to Approve with Modifications and Conditions: Bill Horan

Second: Tyson Brooks

Vote: 11-0

Motion to Approve Secondary Plat Approval through Plat Committee: Tyson Brooks

Second: Josh Hunt

Vote: 11-0

A 21-03-08 LANCASTER TWP. NE/4 33-27N-12E Lift Off, LLC requests approval for a 19 Multi-Family Building Complex. The property is located off Lamar with road frontage along Main Street, Bluffton, IN 46714 and is zoned R-3.

Blake Gerber and Brett Miller represented the petition. Mr. Miller explained the layout of the proposed residential development. He talked about the drainage and types of buildings. Michael Lautzenheiser said that finalized city details are still needed. Jerome Markley asked Jarrod Hahn if there were any items related to drainage that needed to be talked about. Jarrod Hahn confirmed the drainage location for the detention area and talked about the drainage issues in that area. Mr. Markley asked the board if there were any additional questions or comments. Josh Hunt asked about the rent for the apartments. Mr. Gerber said that the goal is to have market rate apartments. Mr. Markley asked for public comment. Patrick Galea talked about his concern on drainage in the area. Doug Sundling gave a history of the area. There was additional discussion regarding drainage in the area. There was discussion regarding the trail easement along SR 1 and updated city sign-off.

Conditions: City of Bluffton Sign-off. Easement locations noted.

Motion to Approve: Josh Hunt

Second: Becky Stone-Smith

Vote: 11-0

OTHER BUSINESS:

V2020-010 Larry & Pamela Leyman

Michael Lautzenheiser gave a recap of the violation and mentioned it being continued from a previous meeting. There was a discussion on the timeline and letters sent. Josh Hunt asked if anything had changed. Mr. Lautzenheiser said there was no change, and none of the three options given had been met. Tyson Brooks and Tim Rohr both mentioned it being time for the violation to be sent to the APC attorney.

Motion to forward violation on to the attorney: Tim Rohr
Second: Tyson Brooks
Vote: 11-0

V2020-022 Jacob & Rhiannon Haynes

Michael Lautzenheiser informed the board that the violation had been closed.

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.

REVITALIZATION UPDATES:

Michael Lautzenheiser talked about the revitalization groups for Bluffton and Ossian. He said that the Brrr Fest for Bluffton NOW! is sold out. He also talked about the concert series and farmers' markets here in Bluffton that are planned for the upcoming season. He said that Ossian is moving forward with activities as well.

HOUSING STUDY UPDATE:

Michael Lautzenheiser talked about TIF items that might be coming before the board in the next few months.

ADVISORY:

The board confirmed the April 1, 2021, meeting. There was mention of Zoom being available again for those who were interested.

Michael Lautzenheiser asked the board their thoughts on continuing with the mixed style meetings or should members be present in person.

ADJOURN:

Harry Baumgartner, Jr., made a motion to adjourn the meeting. Becky Stone-Smith seconded the motion. The March 4, 2021, Area Plan Commission meeting adjourned at 9:34 p.m.


Jerome Markley, President

ATTEST: _____
Michael Lautzenheiser Jr., Secretary