

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 April 1, 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. Cory Elzey, Bill Horan, John Schuhmacher, and Melissa Woodworth attended via Zoom.

APPROVAL OF MINUTES:

Jarrold Hahn made a motion to approve the minutes with changes from the March 4, 2021, meeting. Tyson Brooks seconded the motion; the motion carried 11-0.

OLD ITEMS:

NEW ITEMS:

A 21-04-09 JEFFERSON TWP. SE/4 16-28N-12E Linda S Morse Trust requests an approval for a zoning change to R-2. The property is located at 207-211 Young St, Ossian, IN 46777 and is zoned B-1.

Linda Morse represented her rezoning petition. She talked about the surrounding area. Michael Lautzenheiser explained the uses and zoning around the area for the proposed rezoning. Jarrod Hahn asked for confirmation on the R-2 zoning. There was a discussion on what would be able to be built on the property after rezoning. Mr. Markley asked if there were any additional questions or comments from the board or the public. There were no additional comments.

Motion to Send a Do Pass Recommendation to Ossian: Jarrod Hahn
 Second: Harry Baumgartner, Jr.
 Vote: 11-0

A 21-04-10 ROCK CREEK TWP. NE/4 4-27N-11E Bill's Roofing & Siding, Inc. requests an approval for a zoning change to I-1. The property is 3.44 acres located in the NW Corner of US 224 & CR 300 W, Uniondale, IN 46791 and is zoned A-1.

Joel Hoehn, Stody Associates, represented the rezoning petition. He explained the property owners plans for the property and said that this is just the first step in the process. Michael Lautzenheiser talked about items that would need to be looked about before development on the property would take place. He also said that the zoning change would be consistent with the area. There was a discussion on site drainage and septic/sewer connections. Jerome Markley asked for public comment. Melissa Neu-Bolyn stated her concern regarding the drainage on the property and additional traffic. She said that we would be willing to work with the owners to help with drainage if needed.

Motion to Send a Do Pass Recommendation to Commissioners: Tyson Brooks
 Second: Bill Horan
 Vote: 11-0

A 21-04-11 LANCASTER TWP. SW/4 35-27N-12E Bruce & Kathryn Stinson request approval for a 8.245 acre division of a minor subdivision. The property is located at 492 N 450 E, Bluffton, IN 46714 and is zoned S-1.

Bruce Stinson and Brandon Wright represented the petition. They explained the reason for splitting off the property. Michael Lautzenheiser said that it meets all the requirements. Jarrod Hahn asked about the pipeline. There was a discussion on the pipeline. Jerome Markley asked if there were any additional questions or comments from the board or the public. There were no additional comments.

Motion to Approve: Josh Hunt

Second: Becky Stone-Smith

Vote: 11-0

A 21-04-12 LANCASTER TWP. NE/4 27-27N-12E J&D Real Estate Ventures/Jadon & Tundy Rauch request an approval for a zoning change to S-1. The property is 9 acres located on the south side of 200 N east of SR 1, Bluffton, IN 46714 and is zoned R-2.

Jadon Rauch represented the petition. He said that they would like to be able to have a pond on the property and need a rezoning change for that to happen. Michael Lautzenheiser explained that it would match the surrounding zoning allowing ponds such as that across the street. There was a discussion on the zoning change and what else that change would allow. Jerome Markley asked if there were any additional questions or comments from the board or the public. There were no additional comments.

Motion to Send a Do Pass Recommendation to Commissioners: Jarrod Hahn

Second: Josh Hunt

Vote: 11-0

A 21-04-13 JEFFERSON TWP. SE/4 36-28N-12E Dennis & Jan Drayer request an approval for a zoning change to I-1. The property is located at 5945 E US 224, Ossian, IN 46777 and is zoned R-2.

Dennis Drayer represented the rezoning request. He said that they are wanting to make the zoning of the property match the use of the property. Michael Lautzenheiser said that the rezoning request follows the recommendation for that area in the Comprehensive Plan. There was a discussion on the zoning for the property. Jerome Markley asked if there were any additional questions or comments from the board or the public. There were no additional comments.

Motion to Send a Do Pass Recommendation to Commissioners: Jarrod Hahn

Second: Harry Baumgartner Jr.

Vote: 11-0

OTHER BUSINESS:

COMPREHENSIVE PLAN:

Michael Lautzenheiser discussed a timeline for the continuation of the Comprehensive Plan review. He is hopeful that more regular meetings can take place soon and work on the Vision 2030 plan can continue in June. However, if a solar development or rezoning is filed, those plan may delay.

REVITALIZATION UPDATES:

Michael Lautzenheiser talked about the revitalization groups for Bluffton and Ossian. He mentioned the food trucks on the plaza. He also talked about the concert series and farmers' markets in Bluffton that are planned for the upcoming season. He talked about the Easter Egg Hunt in Ossian as well as the lineup for bands at the Amphitheater.

HOUSING STUDY UPDATE:

Michael Lautzenheiser talked about how the city of Bluffton is working on getting their standards up to date for future developments.

ADVISORY:

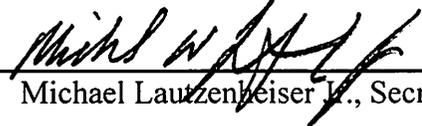
The board confirmed the May 6, 2021, meeting. Tyson Brooks mentioned being absent at the upcoming meeting.

ADJOURN:

John Schuhmacher made a motion to adjourn the meeting. Becky Stone-Smith seconded the motion. The April 1, 2021, Area Plan Commission meeting adjourned at 7:48 p.m.



Jerome Markley, President

ATTEST: 

Michael Lautzenheiser, Secretary