

ROLL CALL

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

Michael Lautzenheiser, Jr., Director

The May 6, 2021, meeting of the Area Plan Commission was called to order at 7:00 p.m. by Jerome Markley. Ten members were present for roll call. John Schuhmacher and Melissa Woodworth attended via Zoom. Tyson Brooks was absent.

APPROVAL OF MINUTES:

Jarrold Hahn made a motion to approve the minutes with changes from the April 1, 2021, meeting. Josh Hunt seconded the motion; the motion carried 10-0.

OLD ITEMS:

NEW ITEMS:

A 21-05-14 HARRISON TWP. SE/4 8-26N-12E Biggs, Inc. requests an approval of a Major Subdivision for 46 lots. The property is located on Hoosier Highway south of Greenfield Farms, Bluffton, IN 46714 and is zoned R-2.

Kevin McDermot, Lockheed & Associates, represented the petition. He talked about the different designs and how they feel good about this layout. He said that the City of Bluffton is happy with the design, and it meets the ordinance requirement with just a couple modifications needed. Michael Lautzenheiser mentioned the modifications that would be needed. There was board discussion on the modifications. Jarrod Hahn spoke about the drainage for the neighborhood expansion and how this was the smoothest fix for drainage. He said that this was the easiest fix between a developer, city, and county that he can recall. Jerome Markley asked if the road construction for future use along 200 S would affect this project. It was said that it would not affect the project. Bill Horan asked about block E on the plans. There was discussion that this was a common area for access to maintain the detention pond. Mr. Markey asked about the restrictive covenants. Mr. McDermot said that it is usually provided with the secondary approval. There was a discussion on the different types of lots the developer has provided. Mayor Whicker voiced the city's support for this project, and how they have a proven track record with the city. Doug Sundling talked about the items he felt needed to be changed. Becky Stone-Smith asked about the price range for homes. Mr. McDermot answered that the majority estimated to be between \$175,000 and \$225,000. Mrs. Stone-Smith asked how that is helping to provide homes for the working-class force who needs homes. There was a board discussion on the cost and housing shortage. Mr. Markley reviewed the modifications that would need to be part of the motion moving forward. Mr. Hahn asked about the dedication of right-of way. There was discussion on improving versus maintaining the ground. Mr. Markley asked if there were any additional questions or comments from the board or the public. There were no additional comments.

Modifications: Street Light Standards; Block Dimensions for Length and Width; Dead-end Street unimproved; Signage Modification

Motion to Approve with Modification: Jarrod Hahn

Second: Bill Horan

Vote: 10-0

A 21-05-15 LANCASTER TWP. SW/4 35-27N-12E Mark & Beth Behning request approval for a 3.49 acre division of a minor subdivision. The property is located at 9119 N 700 E, Ossian, IN 46777 and is zoned A-1.

Michael Lautzenheiser discussed the procedure for moving forward without a representative for the petition. There was board discussion.

Motion to waive rules of petition for representative: Jarrod Hahn

Second: Josh Hunt

Vote: 10-0

Michael Lautzenheiser explained the petition for the division of the Minor Subdivision. He said that it had been reviewed by the Plat Committee and they found nothing wrong with the petition. Josh Hunt asked about the intentions of the property. Jarrod Hahn talked about the estate planning of larger properties. There was a short discussion on loan financing and what a minor subdivision is.

Motion to Approve: Bill Horan

Second: Becky Stone-Smith

Vote: 10-0

OTHER BUSINESS:

V2020-027 – Peggy Redelman

Bill Horan excused himself from the discussion. Michael Lautzenheiser talked about the conversation he had with the Redelmans. He also mentioned the work that has been done on the property. Jarrod Hahn talked about the sign he saw showing pallets for sale. Mr. Lautzenheiser said the Redelmans asked for a July timeline. There was board discussion on the violation. Mr. Lautzenheiser said the Redelmans talked about giving the office an update on the violation in June.

Motion to Continue to July meeting: Josh Hunt

Second: Jarrod Hahn

Vote: 9-0

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 July. He talked about the two rezoning projects that follow the Wells County Regional Sewer District projects in the Liberty Center and Murray areas. Josh Hunt asked about taxes and zoning changes. Mr. Lautzenheiser said that taxes are based on land use not zoning.

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 lineup for bands at the Amphitheater.

HOUSING STUDY UPDATE:

Michael Lautzenheiser talked about how the board has reviewed two housing developments so far, and there is one more on the agenda for next month to review. There was discussion on more affordable homes becoming available as others move into the newer subdivisions.

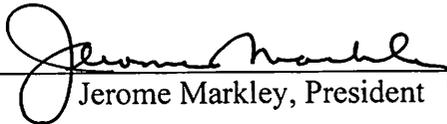
ADVISORY:

Michael Lautzenheiser talked about the solar farm potential and the state bill regarding the solar farms. He said that the state bill had died and there is no change for county level for ruling.

The board confirmed the June 3, 2021, meeting.

ADJOURN:

Tim Rohr made a motion to adjourn the meeting. Becky Stone-Smith seconded the motion. The May 6, 2021, Area Plan Commission meeting adjourned at 8:08 p.m.



Jerome Markley, President

ATTEST: 

Michael Lautzenheiser Jr., Secretary

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