

ROLL CALL

Harry Baumgartner, Jr.	Jerome Markley
Tyson Brooks	Tim Rohr
Corey Elzey	John Schuhmacher
Jarrold Hahn	
Bill Horan	Melissa Woodworth

Michael Lautzenheiser, Jr., Director

The July 1, 2021, meeting of the Area Plan Commission was called to order at 7:00 p.m. by Jerome Markley. Nine members were present for roll call. Josh Hunt and Becky Stone-Smith were absent.

**APPROVAL OF MINUTES:**

Jarrold Hahn made a motion to approve the minutes with changes from the June 3, 2021, meeting. Bill Horan seconded the motion; the motion carried 9-0.

**OLD ITEMS:**

**NEW ITEMS:**

**A 21-07-18 LANCASTER TWP. NE/4 33-27N-12E Lift Off LLC, Blake Gerber requests an approval for zoning change to B-3. The property is located at 940 N. Main, Bluffton, IN 46714 and is zoned B-3/R-3.**

Blake Gerber represented the rezoning petition. He explained why the property needs to be rezoned. He also talked about the rezoning to business would give more opportunities for business frontage. Michael Lautzenheiser explained the uses and zoning around the area for the proposed rezoning. Mr. Markley asked if there were any questions or comments from the board or the public. There were no additional questions or comments.

Motion to send a Do Pass Recommendation to Bluffton Common Council: Bill Horan

Second: John Schuhmacher

Vote: 9-0

**A 21-07-19 HARRISON TWP. SE/4 5-26N-12E Gerber Development LLC requests an approval for a zoning change to R-3. The property is located at Corner of Jefferson and Bond ( Lots 115,116 and 117), Bluffton, IN 46714 and is zoned I-1.**

Eric Gerber and Dalton Gerber represented the petition. Eric Gerber explained why they would like to change the rezoning back to R-3 for a future residential development. Michael Lautzenheiser explained the colors on the map and the uses and zoning around the area for the proposed rezoning. Jerome Markley asked if the board members had any questions or comments. Tyson Brooks asked about the main drive and its uses. Mr. Gerber explained their main drive is Snider Drive now. Mr. Markley asked if there were any questions or comments from the public or board. There were no additional questions or comments.

Motion to send a Do Pass Recommendation to Bluffton Common Council: Jarrold Hahn

Second: Tyson Brooks

Vote: 9-0

**OTHER BUSINESS:**

**Liberty Center/ Murray Rezoning Discussion**

Michael Lautzenheiser talked about wanting the board to discuss how to get information out to the property owners affected from the rezoning changes. Jarrod Hahn suggested sending a mailer out to only the property owners affected by the rezoning change. The board discussed the mailer and possible locations for posting information.

**2022 Budget**

Michael Lautzenheiser talked about the main highlights of the budget. He talked about the need to hire a full time employee to share with the highway department, town clean up days, and drone needing updated. The board had a discussion on the budget. Mr. Markley asked if there were any questions or comments from the board. There were no additional questions or comments.

**Motion to support the budget: Jarrod Hahn**

**Second: Tyson Brooks**

**Vote: 9-0**

**COMPREHENSIVE PLAN:**

Michael Lautzenheiser discussed a timeline for the continuation of the Comprehensive Plan review.

**REVITALIZATION UPDATES:**

Michael Lautzenheiser talked about all the great things happening in downtown Bluffton. He talked about things happening in Ossian. He also talked about the Ossian local business directory that is completed.

**HOUSING STUDY UPDATE:**

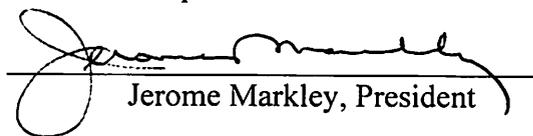
Michael Lautzenheiser talked about currently waiting for the major subdivision to move through the variance stage with the City of Bluffton and submit their detailed plans for secondary approval. Area Plan Commission has received the detail plans for Parlor City to be reviewed for secondary approval. Crosswinds of Ossian is officially started as the first home permit has been issued.

**ADVISORY:**

No meeting on August 5, 2021.

**ADJOURN:**

Tim Rohr made a motion to adjourn the meeting. John Schuhmacher seconded the motion. The July 1, 2021, Area Plan Commission meeting adjourned at 7.35 p.m.

  
Jerome Markley, President

ATTEST:   
Michael Lautzenheiser Jr., Secretary