

ROLL CALL

Harry Baumgartner	Jerome Markley
Angie Dial	Keith Masterson
Jarrold Hahn	Mike Morrissey
Bill Horan	Tim Rohr
Richard Kolkman	John Schuhmacher
Finley Lane	

Michael Lautzenheiser, Jr., Director

The May 5, 2011 meeting of the Area Plan Commission was called to order at 7:32 p.m. by President, Bill Horan; all members were present for roll call.

APPROVAL OF MINUTES:

Jarrold Hahn made a motion to approve the minutes from the March meeting; Mike Morrissey seconded the motion, the motion carried 11-0.

NEW ITEMS:

A11-05-05 JEFFERSON TWP. SE/4 31-28N-12E James and Stephanie Miskin requesting approval to split off 13.93 acres from a 19.93 acre parcel. Property is located at 6481 N 75 East, Uniondale and zoned A-1.

Stephanie Miskin appeared to request the approval to divide a 19.93 acre minor subdivision parcel into two tracts. One would be 13.93- acre tract that is just bare ground and then a 6- acre tract that will include the home.

The parcel meets all the minimum requirements per the zoning ordinance to allow the one-time division of a previous sell-off.

Conditions: None

Motion: Jarrold Hahn

Second: Mike Morrissey

Vote: 11-0

A11-05-06 JEFFERSON TWP. NW/4 21-28N-12E Linder Oil Company requesting development plan approval for parking lot expansion at 820 Industrial Parkway, within the Ossian Industrial Park and zoned I-1.

Representing the petition was Bob Marshall, owner of Linder Oil and John Fyfe, engineer. The proposed development plan is a parking lot expansion. The parking lot is needed to widen the drive access in order to provide better access to the project site. Parking will remain within the current parking areas.

Angie Dial confirmed the Town of Ossian has reviewed the plans and there are no objections.

Conditons: None

Motion to Approve: Jarrod Hahn

Second: John Schuhmacher

Vote: 11-0

A11-05-07 LANCASTER TWP. NW/4 6-27N-12E Troxel Equipment Co. requests approval of a development plan to construct an 86' X 152' building that will replace a smaller structure at 5068 E 100 North, Bluffton in an A-1 zone.

Floyd Caldwell of Meyer Building presented the development plan for replacing existing equipment building with an 86' X 152' ft. building.

Conditions: None

Motion to approve: Mike Morrissey

Second: Jarrod Hahn

Vote: 11-0

A11-05-08 HARRISON TWP. NW/4 10-26N-12E Bluffton-Harrison School District requesting development plan approval for football field and stadium facility. Property is zoned R-1 and located north of Bluffton Middle School at Stogdill Rd. and SR 116.

Chris Hinkle, with ForeSight Consulting and Brian Bohlender, engineer presented the development plan for football field and stadium facility. The new structure will be where the existing football field is located.

Doug Sundling a consultant to the city on planning and infrastructure, Sundling suggested that separate documents for the two projects be submitted to make things clearer.

Mike stated, The City of Bluffton must sign off on both projects and The Property needs to be split for the purposes of securing bonds, for the two separate projects.

Conditions: City of Bluffton must sign off, and The Property needs to be split for the purpose of securing bonds.

Motion to approve: Mike Morrissey

Second: Jerome Markley

Vote: 11-0

A11-05-09 HARRISON TWP. NW/4 10-26N-12E Bluffton-Harrison School District requesting development plan approval for a garage to be located north of the high school at 1 Tiger Trail. Property is zoned R-1.

Chris Hinkle, with Foresight Consulting and Brian Bohlender, engineer presented the development plan for transportation garage. The garage is to be located north of the high school at 1 Tiger Trail.

Brain gave a description of the transportation garage. The garage will have three functions, bus maintenance garage, maintenance office, and storage garage for the school corporation needs. The project also entails parking for the busses, bus drivers, and maintenance employees.

Doug Sundling asked how the setbacks were going to be met on the splits.

Mike replied He talked with Andy Carnall about this and He said some of the projects do not have to be under the building corporation name. The garage and football field need to be in two tracts, to make the plans fundamentally sound.

Tim Rohr asked why it was split up into two projects instead of just one.

Brian replied to create separation between transportation facility and athletic facility.

Wayne Barker replied, The reason for the property being broken up relates to the bonding process.

- Conditions: 1. City of Bluffton must sign off.
- 2. The Property needs to be split in two tracts.

Motion to approve: Mike Morrissey

Second: Jerome Markley

Vote: 11-0

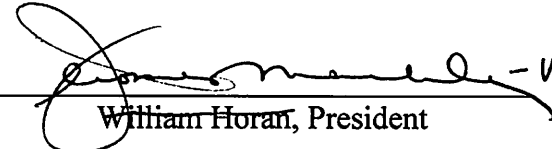
Discussion:

Mike stated he changed the fact and findings format. He asked the board members for their opinions on the format, the board members approved of the changes.

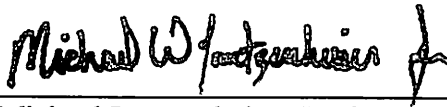
Mike stated to the board members that Andy Antrim will be acting as Area Plan Commission, main counsel and also the law firm of Myers, Carnall and Antrim.

OTHER BUSINESS:

The May 5, 2011 Area Plan Commission meeting adjourned at 8:30 p.m.

 - vice

 William Horan, President

ATTEST: 

 Michael Lautzenheiser Jr., Secretary