

ROLL CALL

Harry Baumgartner, Jr.	Jerome Markley
Dan Baumgardner	Keith Masterson
Jarrold Hahn	
	Tim Rohr
Richard Kolkman	John Schuhmacher
Finley Lane	

Michael Lautzenheiser, Jr., Director

The August 1, 2013 meeting of the Area Plan Commission was called to order at 7:31 p.m. by President Jerome Markley. Nine members were present for roll call. Bill Horan and Mike Morrissey were absent.

APPROVAL OF MINUTES:

Tim Rohr made a motion to approve the minutes from the June 17, 2013 meeting. John Schuhmacher seconded the motion; the motion carried 8-0-1 with Jarrod Hahn abstaining. John Schuhmacher made a motion to approve the minutes from the July 3, 2013 meeting. Harry Baumgartner, Jr. seconded the motion; the motion carried 8-0-1 with Richard Kolkman abstaining.

OLD ITEMS:

V2012-032 – K & K LLP and Colton R. Watson

Michael Lautzenheiser, Jr stated that the deeds have been recorded to correct this violation and no further action needed.

V2012-035 – Jeffery K. & Peggy I. Yergler

Mr. Lautzenheiser explained the violation was a fence in an easement. which has been corrected by moving the fence outside of the easement.

V2013-004 – Bank of New York Mellon and Mark I. & Dixie L. Barkley

Mr. Lautzenheiser stated that this was an addition to a piece of property that was approved. Then the property went into foreclosure and the bank took it over, which left the Barkley's with a piece of ground land locked. However, the bank should have taken ownership of both pieces when the deed transferred ownership over to the bank. He advised that there has not been any contact from the bank or the Barkley's. He explained that the violation letter has been mailed to the corporate contact for the bank. He stated that if Andy Antrim were to be involved, Mr. Antrim could file an injunction to have the property held in accordance to the recital.

Conditions: Have Andy Antrim contact the bank and if they don't act within the next 30 days, then the next step can be taken.

Motion: Jarrod Hahn

Second: John Schuhmacher

Vote: 9-0

V2013-007 – Dennis D. Berlin Sr.

Mr. Lautzenheiser informed the board that Mr. Berlin contacted the office and requested 30 days because neither he nor a representative could attend the meeting. Mr. Lautzenheiser then explained the violation of a residence in an industrial zoning district and the violation of a special exception.

Conditions:

Motion to Continue to September meeting: Jarrod Hahn

Second: Tim Rohr

Vote: 9-0

V2013-010 – Ossian Partners, LLC

Mr. Lautzenheiser explained that this is the Dollar General property in Ossian. The sign is located within the front yard setback and they have been contacted several times. They say that they will file for a variance; however that has not happened yet.

Conditions: Have Andy Antrim send letter out explaining that it needs to be corrected within the next 30 days and if nothing occurs then the next step can be taken.

Motion: Jarrod Hahn

Second: John Schuhmacher

Vote: 9-0

NEW ITEMS:

A13-08-26 HARRISON TWP., SW/4 04-26N-12E Michael E. Freeman requests approval for a development plan for a 48ft x 56ft pole storage building with a future addition of 40ft x 40ft. The property is located at 826 W. Wiley Bluffton, IN 46714 and is zoned B-3.

Joel Hoehn, Stoodly and Associates, stated that the 48ft x 56ft pole building would be the first to be constructed and it will be for cold storage. The ridge on the building will run north and south so all of the drainage will be to the east and west. There will be gutters on both sides which will shed to the stone parking lot to the south, which Mr. Freeman also owns. There will be a minimal amount of water that goes onto the property to the east, which is all grass surface. The future 40ft x 40ft building will also have the same drainage. The proposed structure will have a stone floor and no water or sewer hookup, just electric.

Conditions:

Motion to Approve: Jarrod Hahn

Second: Richard Kolkman

Vote: 9-0

A13-08-27 LANCASTER TWP., NE/4 33-27N-12E Lickson Partnership requests approval for a development plan for a YMCA facility. The property is located on Dustman Rd west of State Road 1, Bluffton, IN 46714 and is zoned I-1.

Jim Jackson, Lickson Partnership, stated that the site is about 32 acres and it is the proposed site for the new Wells County YMCA.

Mark Reinhard, Engineering Resources, explained where the proposed site was and what surrounded it. He stated that the building footprint is a little over 46,400sqft and inside the facility will be basketball courts, pool, daycare center, exercise area, and multi-purpose rooms. He also explained some of the uses that would occur outside the building, which would be play fields, pond, parking lots, and other supporting items. He advised that this project will be done in multiple phases. He stated that they are

currently requesting approval for phase 1 and 2. Phase 1 is the over 46,400sqft facility, the parking lot and drive entrance, play field, and pond. Phase 2 will be addition parking, some additions to the main structure, and another play field. Mr. Reinhard stated that the project would meet all of the I-1 zoned setbacks. He explained how the parking lot size was determined and stated that it is good for the size of the structure. Then he went on to discuss the compatibility of the project with the surrounding uses and that the building and landscaping will be harmonious with the surroundings. The gym will be a pre-manufactured metal building and the entrance will be constructed in a more residential style. Mr. Reinhard discussed the traffic impact study that INDOT approved. The recommendations of the study were to add a passing blister on the north side of Dustman Road, which would connect the passing blister for the apartments to the east and the right turn lane for the factory to the west of the drive. He stated that a majority of the traffic will come from the east. He requested that the board allow construction on the property before the INDOT permit is issued because it will take INDOT time to review and approve the plans. He advised that INDOT already approved a preliminary concept plan. Then Mr. Reinhard went on to the utilities. The electric will go down the east property line on existing overhead poles. The water service will be pulled off of the main on west Dustman Road. A couple of fire hydrants will be located around the building and the water service will also feed into the sprinkler system for the building. He explained that they are still working with Bluffton Water. There is a sanitary line that runs south of the proposed building, which they are planning to tie into. However, the city utilities have expressed a concern about the capacity during heavy rain events. Mr. Reinhard said that they are also working with the city on this. Next he discussed storm water and informed the board that they are planning on increasing the flood storage area on the south side of the property. They are also going to improve the ditch on the west property line, which will also increase the flood storage. He explained that these improvements were in lieu of an actual storage detention basin. He also advised that they will be adding fill to the floodplain and will do addition cuts to compensate for that.

Jarrold Hahn stated that the Drainage Board did give permission for them to build within the easement of the Art Gerber tile. He explained that the YMCA will separate their storm water so it will not flow into that tile. He stated that they were going to up size the culvert that goes under State Road 116 to prevent water back up along the residences. He explained that they know where some tiles are, but not all and if there are tiles that are cut or encountered they would need to be dealt with and rerouted.

Mr. Reinhard stated that there would be an earthen mound with trees to buffer the facility and residences. The lighting in the parking lot would be directed down and towards the facility. There will be a sign out at Dustman Road, which could be LED. The board informed him that it would have to get approved separately because it's not on the plans.

Conditions: Provide documents that INDOT conceptually approved, move pond to meet the 50ft setback from property line, provide INDOT permit approval when received, submit outdoor lighting plan, & any tiles that are encountered need to be perpetuated through the site.

Motion to Approve: Jarrod Hahn

Second: John Schuhmacher

Vote: 9-0

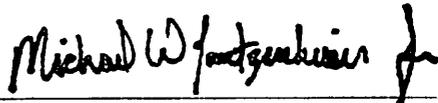
DISCUSSION:

Michael Lautzenheiser, Jr. updated the board on the comprehensive plan. He stated that the rough draft is complete. It's on schedule to be heard at the October 3, 2013 APC meeting. The Steering Committee will meet on August 21, 2013 and have one more meeting after that. Then in late September a public meeting will be held to have the public review the document. this will not be a formal APC meeting.

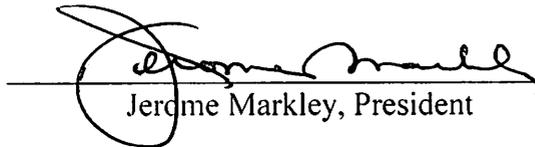
ADVISORY:

John Schuhmacher made a motion to adjourn the meeting. Finley Lane seconded the motion and the motion passed with a vote of 9-0. The August 1, 2013 Area Plan Commission meeting adjourned at 8:24p.m.

ATTEST:



Michael Lautzenheiser Jr., Secretary


Jerome Markley, President