

ROLL CALL

Dan Baumgardner	Jerome Markley
Harry Baumgartner, Jr	Mike Morrissey
Todd Fiechter	Tim Rohr
Jarrold Hahn	John Schuhmacher
Bill Horan	Becky Stone-Smith
Richard Kolkman	

Michael Lautzenheiser, Jr., Director

The January 7, 2016 meeting of the Area Plan Commission was called to order at 7:30 p.m. by Michael Lautzenheiser, Jr. All members were present for roll call.

**ELECTION OF OFFICERS FOR 2016**

**President:** Jerome Markley

Motion to retain the same President: Jarrod Hahn

Second: Bill Horan

Vote: 10-0-1 (Jerome Markley did not vote)

**Vice-President:** Mike Morrissey

Motion to retain the same Vice-President: Bill Horan

Second: Jarrod Hahn

Vote: 11-0

**Secretary:** Michael Lautzenheiser, Jr

Motion to retain the same Secretary: Jarrod Hahn

Second: Mike Morrissey

Vote: 11-0

**Appointment to the BZA:** Harry Baumgartner, Jr.

Motion to retain current BZA appointment: John Schuhmacher

Second: Richard Kolkman

Vote: 11-0

**Plat Committee:** Michael Lautzenheiser, Jr., Jarrod Hahn, Bill Horan, Jerry Petzel, and Nick Huffman

Motion to select Plat Committee members: Mike Morrissey

Second: John Schuhmacher

Vote: 11-0

**APPROVAL OF MINUTES:**

Tim Rohr made a motion to approve the minutes from the December 3, 2015 meeting. John Schuhmacher seconded the motion; the motion carried 10-0-1. Mike Morrissey abstained from voting due to being absent at the December meeting.

**OLD ITEMS:**

**NEW ITEMS:**

**A 16-01-01 LANCASTER TWP. SW/4 27-27N-12E Loren’s Body Shop requests an approval for a zoning change to B-3. The property is located at 243 E. Dustman Rd., Bluffton, IN 46714 and is zoned R-1.**

Greg Lobsiger, owner of Loren’s Body Shop, asked the board for a recommendation to change the zoning from R-1 to B-3. He told the board some history regarding the property and that he would like to have the ability to expand in the future. He said that the business has grown over the years. Jerome Markley asked if the Area Plan office has received any called regarding this petition. Michael Lautzenheiser, Jr. informed the board that there have not been any calls and that this was one of the properties listed to possibly be rezoned in the comprehensive plan since it’s been a long standing business. Mr. Markley asked if there were any B-3 zoning properties nearby. Jarrod Hahn said that there was a church down the road. Mike Morrissey said that it’s a legal non-conforming use right now. He talked about how it would be different if the request was to change it to industrial but that the business has been there for years and that the request is to make it legally conforming. Mr. Hahn said that the business started back in 1951 and how it was 20 years before the zoning districts became effective. Mr. Markley asked about any negative items regarding this petition. Mr. Lautzenheiser, Jr. talked to the board about a possible screen being needed. Mr. Morrissey and Mr. Hahn both agreed that any screening decision should wait until a development plan was presented. Mr. Lobsiger said that if they build on they might go 4’ towards the west property line. He also mentioned how there was no access to the back field. Mr. Markley asked if the board or public had any questions or concerns regarding this petition. Mr. Lautzenheiser, Jr. reminded the board that it’s not an approval that will be motioned and that it would need to be a Do Pass Recommendation, Do Not Pass Recommendations, or a No Recommendation that will be sent on to the Common Council of Bluffton.

Conditions:

Motion to Send Do Pass Recommendation: Mike Morrissey

Second: Richard Kolkman

Vote: 11-0

**OTHER BUSINESS:**

**Approval of Attorney Contract for Colin Andrews**

Michael Lautzenheiser, Jr. informed the board that Attorney – Colin Andrews agreed to stay on ~~at~~ the attorney and how the details are the same for the contract this year. John Schuhmacher wanted the last name corrected to say Andrews instead of Andress in the last paragraph on the 1<sup>st</sup> page. Tim Rohr suggested adding per hour after the amount of \$125. Mike Morrissey said that it should be fact instead of act on the line next to the #1.

Conditions:

Motion to Approve with corrections: John Schuhmacher

Second: Mike Morrissey

Vote: 11-0

**Board Member List**

Jerome Markley asked the board if they had any changes to their information on the list. Jarrod Hahn said that his address is 1000 S not 1100 S. John Schuhmacher gave a new contact number.

**Comprehensive Plan Suggestions**

Michael Lautzenheiser, Jr. talked about the items that have been worked on to date. Jerome Markley said that it was 20-25% completed. He asked for guidelines to continue making improvements. Mr. Lautzenheiser, Jr. said that the youth involvement and downtown revitalization would be on going. He

suggested looking at the rezoning and fine tuning of each zoning map. Mr. Markley used the petition from earlier tonight as an example. Jarrod Hahn asked how each rezoning would be handled. Mr. Lautzenheiser, Jr. said that the legislative bodies create new zoning maps. He suggested maybe working on one section of the county at a time. Mr. Markley asked if the owners would need to be contacted. Mike Morrissey mentioned that there are a lot of wrong use areas that can cause complaints to come into the office. Mr. Lautzenheiser, Jr. said that it would be best to match current use to what is actually there now. Mr. Markley asked for any other suggestions. Mr. Lautzenheiser, Jr. said that he felt that it would be a big project to take on for the year.

**DISCUSSION:**

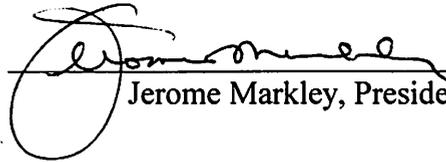
Jerome Markley asked about the appeal case. Michael Lautzenheiser, Jr. said that we have not heard anything as of yet.

Jerome Markley confirmed the February 4, 2016 (1<sup>st</sup> Thursday) meeting along with the March 10, 2016 meeting (2<sup>nd</sup> Thursday).

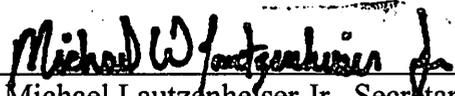
**ADVISORY:**

**ADJOURN:**

Mike Morrissey made a motion to adjourn the meeting. John Schuhmacher seconded the motion. The January 7, 2016 Area Plan Commission meeting adjourned at 8:05 p.m.

  
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Jerome Markley, President

ATTEST:

  
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Michael Lautzenheiser Jr., Secretary