

ROLL CALL

Dan Baumgardner	Jerome Markley
Harry Baumgartner, Jr	Mike Morrissey
Kip Bunch	Tim Rohr
Todd Fiechter	John Schuhmacher
Bill Horan	

The October 6, 2016 meeting of the Area Plan Commission was called to order at 7:30 p.m. by President Jerome Markley. Nine members were present for roll call. Jarrod Hahn and Becky Stone-Smith were absent. Mr. Markley explained that Michael Lautzenheiser, Jr. was not present at the meeting but would be available by phone if needed.

APPROVAL OF MINUTES:

Tim Rohr made a motion to approve the minutes with changes from the September 1, 2016 meeting. Mike Morrissey seconded the motion; the motion carried 9-0.

OLD ITEMS:

NEW ITEMS:

A 16-10-16 HARRISON TWP. NE/4 & SE/4 32-26N-13E AWH Livestock, LLC requests an approval for two 82' 10" x 417' CFO hog buildings . The property is located on 750 E between 500 S & SR 218, Bluffton, IN 46714 and is zoned A-1.

Joel Hoehn, Stody Associates, explained the petition for two 4400 head hog barns that would be located on the east side of the tract next to the woods. He talked about the setbacks and how there would also be a new tile for the detention basin. Mr. Hoehn explained the shelter belt area and how the barns vented on the North and South sides of the building. He said that there would be an additional mound to the north of the building to help with odor control. He told the board that IDEM had mentioned having approval by the end of the following week. Mr. Hoehn said that Andrew Harvey lives the closest to the proposed building. Jerome Markley asked if there were any additional permits needed. Andrew Harvey said that all the other permits are thru IDEM and they were about 1 week out. Mr. Markley asked if there was anything from the Plat Committee. Bill Horan talked about the drainage easement and how it would be recorded after installation. He also mentioned the shelter belt being added to the drawing which has been done already. Mr. Markley talked about the two waivers that would be needed. Tim Rohr confirmed the points for the petition. Todd Fiechter asked about future owners if Andrew Harvey decided to sell his home. Mike Morrissey said that it would be a recorded document. Mr. Horan said that any new owner would go into purchase with knowledge of project. Mr. Markley asked if there were any additional board or public questions or comments. There were none. Mr. Markley reviewed all items that would be needed to go along with a motion for approval.

Waivers: Residential Setback & East Property Line Setback

Conditions: County Highway Route for Traffic & IDEM approval

Commitments: 220 points maintained thru life of barns, Easement for drainage, & Shelter Belt for Woods

Motion to Approve with Waivers, Conditions, and Commitments: Bill Horan

Second: Todd Fiechter

Vote: 9-0

A 16-10-17 JEFFERSON TWP. SW/4 15-28N-12E Gene & Marla Donaghy request an approval for a zoning change to R-3. The property is located at 207-213 Craig Street, Ossian, IN 46777 and is zoned R-2.

Gene Donaghy talked about the property and how he wanted to place a duplex there. He said that he has been in contact with the Area Plan Office regarding setbacks and is requesting the zoning be changed from R-2 to R-3. Jerome Markley asked if the new zoning would allow for multi-family structures. He also asked if the board had any questions or if Ossian had anything to say regarding the petition. Suzie Gentis said that the zoning would allow for multi-family duplex like Mr. Donaghy is requesting. Dan Baumgardner said that nothing has been said to him from Ossian. Mr. Markley asked if there were any questions or comments from the public. There were none. Mr. Markley reviewed the motion choices for the board.

Conditions:

Motion to Send Do Pass Recommendation to Town of Ossian: Bill Horan

Second: Dan Baumgardner

Vote: 9-0

A 16-10-18A LAFAYETTE TWP, Allen Co. & UNION TWP. Sections 3 & 4 28N-12E Wells County Area Plan Commission & Town of Zanesville request an approval for zoning changes . The property is located in Incorporated Town Limits of Zanesville.

*Petitions A & B were talked about at the same time but voted on separately.

Jerome Markley discussed the Comprehensive Plan and the update to zoning that was proposed. John Schuhmacher explained that there were some zoning issues with properties and how loans for the non-conforming use properties ended up costing the residence a lot of money to get property rezoned. He said that by the Town of Zanesville doing the rezoning it would help save future property owners some money when going to finance the property. Mr. Markley asked if the Town of Zanesville worked with Michael Lautzenheiser, Jr. on the project. Mr. Schuhmacher said that they did and explained the history of zoning the downtown area business and the reasoning behind the updated zoning. Mr. Markley talked about the property owner who requested the entire property stay residential. Suzie Gentis said that the maps that Mr. Markley referred to were sitting on the table by the door and available to the public as well. Mr. Schuhmacher said that the town agreed with the property owners request as well. Mr. Markley addressed the annexation questions the office had received. He said that there wasn't going to be any part annexed at this time. He talked about just trying to bring the properties up to date and how there wouldn't be any effect of property values. Mr. Schuhmacher confirmed that the zoning changes had nothing to do with annexation. Mike Morrissey confirmed that this way there wasn't a cost involved for the property owners. Kip Bunch asked the difference between A-R and A-1. Suzie Gentis explained the differences. Tim Rohr asked what the reason was for changing the agricultural zoned areas. Mr. Schuhmacher said that it would help with the possibility for housing additions.

Jerome Markley asked if there were any additional board or public questions or comments. Shelby Chavis asked about sell-off rights with the A-R zoning. Bill Horan explained that they would still need to be 2 acre parcels and that septic would still need to be approved. Mr. Markley asked if that answered Ms. Chavis's concerns. Ms. Chavis said that she felt changing the zoning to A-R was opening up too much opportunity. She questioned the necessity of changing the zoning from A-1 to A-R. Mr. Horan listed other A-1 zoned permitted uses that weren't allowed in A-R. Todd Fiechter talked about how a CAFO would be unlikely to go in around there anyways. Frank Ratcliff asked about G & R Sales current zoning and how they would be affected by proposed change. Carla Powell asked if horse stables were permitted in A-R zoned areas. Mike Otting said that he would like to see the 8 Mile on the map. He was also concerned with property values. Mr. Schuhmacher talked about the expansion of the GM plant and how he hoped it would help Zanesville out. Mr. Otting said that he didn't want a subdivision near him. Mr. Markley asked if he was ok with Town of Zanesville changes vs County changes. Mr. Otting said

that he was fine with Zanesville. He said that he didn't like the residential aspect being added. Dan Wathen said that he lives very close to the 8 Mile and that they moved from Allen County to Wells County so they wouldn't be surrounded by neighborhoods. He said that every farmer hasn't sold off everything yet but it seems like it's being setup for that by changing the zoning. He said that he was ok with town changing just didn't want it to change around him in the county. Lisa Wetherspoon asked about the old lagoon or sewage operation. She said that it showed it was being changed from A-1 to R-1 and if that meant it was being annexed. Mr. Schuhmacher said that nothing is being annexed. Tom Dillon said that if this was approved to be changed to A-R then what area will be changed next. Ken Brandewie said that they moved to Wells County and take pride of living in country living. He said they don't want the A-R zoning change. Jim Trombourer said to leave the residential housing neighborhoods to the towns. He felt that A-R zoning would allow for too much housing in the country. Mr. Horan talked about looking at the changes to the map and votes on Town of Zanesville verse County changes. Ms. Chavis asked why it would even need to be continued if the public didn't want to see the changes. Mr. Markley explained Michael Lautzenheiser's advice that he left for the board and how to handle the vote if there was conflict. Joel Hoehn gave an example of how the process would have to work to put in a neighborhood in the A-R zoning district. Kip Bunch talked about what might happen if it was left A-1 because he didn't see the benefit of switching to A-R. Mike Morrissey said that everything within the town limits looked ok but wasn't sure about outside of town. He said that he would like to have Michael Lautzenheiser, Jr.'s input before sending to the County Commissioners. Mr. Schuhmacher said that it wouldn't be a bad idea to vote separately. Mr. Horan talked about how the Town would be able to move forward with the process while we wait on more information regarding the part of the petition that would be sent to the Commissioners. Mr. Markley asked if there was any additional public comment. Mr. Otting said that it seems like everyone is ok with Town of Zanesville changes but not ok with changing to A-R in county. Mr. Markley went over the possible options for voting.

Conditions: Verify Zanesville Town Limits on map.
 Motion to Send Do Pass Recommendation to Town of Zanesville: Kip Bunch
 Second: John Schuhmacher
 Vote: 9-0

A 16-10-18B UNION TWP. Sections 3 & 4 28N-12E Wells County Area Plan Commission request an approval for zoning changes . The property is located in Sections 3 and 4 of Union Township.

*Petitions A & B were talked about at the same time but voted on separately. See conversation above.

Conditions:
 Motion to Continue to November 3, 2016 Meeting: John Schuhmacher
 Second: Dan Baumgardner
 Vote: 9-0

OTHER BUSINESS:

V2015-012: Kerry & Dennis Miller

Jerome Markley gave a recap based on Michael Lautzenheiser, Jr. opinion letter regarding this petition. He asked if the office has heard anything from the Millers. Suzie Gentis said that there hasn't been any word to the office for some time now. Mr. Markley told the board that Mr. Lautzenheiser, Jr. suggested this be turned over to the attorney at this time.

Conditions:
 Motion to Send to Attorney: John Schuhmacher
 Second: Bill Horan
 Vote: 9-0

V2015-019: Michelle Helmick

Jerome Markley gave a recap based on the opinion letter that Michael Lautzenheiser, Jr. gave to the board. He asked if there was any additional information given to the office. Suzie Gentis said that we were given the name of the company that would be removing the trailer but have not been given a timeline. Mr. Markley said that Mr. Lautzenheiser, Jr. suggested continuing this to the November meeting.

Conditions:

Motion to Continue to November 3, 2016 Meeting: Mike Morrissey

Second: Harry Baumgartner, Jr.

Vote: 9-0

DISCUSSION:

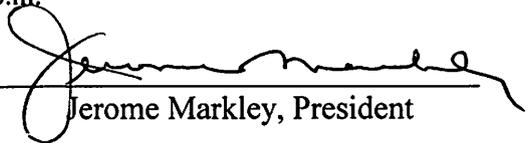
Bill Morris asked that in the future on any CFO petition the points would be listed out for the public.

ADVISORY:

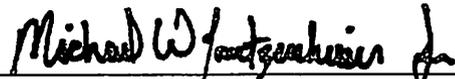
Jerome Markley confirmed the November 3, 2016 meeting.

ADJOURN:

Tim Rohr made a motion to adjourn the meeting. John Schuhmacher seconded the motion. The October 6, 2016 Area Plan Commission meeting adjourned at 9:04 p.m.



Jerome Markley, President

ATTEST: 

Michael Lautzenheiser Jr., Secretary