

ROLL CALL

	Jerome Markley
Harry Baumgartner, Jr	Mike Morrissey
Kip Bunch	Tim Rohr
Todd Fiechter	John Schuhmacher
Jarrold Hahn	Becky Stone-Smith

The December 1, 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. Dan Baumgardner and Bill Horan were absent. Jerome Markley mentioned tonight was Todd Fiechter’s last meeting with the board and congratulated him on becoming a member of the Southern Wells School Board.

APPROVAL OF MINUTES:

Jarrold Hahn made a motion to approve the minutes with the mentioned change from the November 21, 2016, meeting. Tim Rohr seconded the motion; the motion carried 9-0.

OLD ITEMS:

NEW ITEMS:

A 16-12-20 LANCASTER TWP.NE/4 34-27N-12E Apostolic Christian Care, Inc. requests an approval for a zoning change to R-3. The property is located at 720 E Dustman Rd., Bluffton, IN 46714 and is zoned R-2.

Mick Cupp and Leon Gerber represented the petition. Mick Cupp asked Michael Lautzenheiser, Jr. to explain the reasoning behind the rezoning request. Michael Lautzenheiser, Jr. informed the board that according to the zoning ordinance the retirement community would be a permitted use in the R-3 zoning district. He also stated that the development plan was approved based on the rezoning to match the comprehensive plan zoning update. Jerome Markley asked if there were any board questions or comments. He also asked if there were any questions or comments from the public. There were none.

Conditions:

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

Second: Mike Morrissey

Vote: 9-0

A 16-12-21 NOTTINGHAM TWP. SW/4 & SE/4 24-25N-12E Top Notch Pork LLC requests an approval for two 229’ x 142’ CFO Hog Buildings. The property is located at 5651 E 1000 S, Keystone, IN 46759 and is zoned A-1.

Joel Hoehn with Stoodly Associates and Darrick Plummer with Top Notch Pork LLC represented the petition. Mr. Hoehn reviewed the plans for the proposed CFO operation. He told the board that there would be 2 hog buildings and a compost building. He explained the 3 small detention basins and how the west basin will have the spill control valve. Mr. Hoehn said that the plans had been changed to meet the County Engineer’s requirements on the driveway. He also talked about the 20’ filter strip that would be added along Wolf Drain and how there wouldn’t be a shelter belt. Jerome Markley asked if there was anything from the Plat Committee that needed to

be discussed. Michael Lautzenheiser, Jr. informed the board that the Right-Of-Way (ROW) requirement has been taken care of and signed as requested by the Highway Department. He talked about how the 20' filter strip will be on all of the properties and completed prior to first manure application. Mr. Markley asked about the state permits needed. Mr. Plummer said that they hoped to have approval by the end of the year or mid-January. Mr. Markley asked about the drainage and if Jarrod Hahn had anything to add. Jarrod Hahn said that the plans met what the County Engineer and the Highway Department requested. Mr. Markley asked if the board had any additional questions or comments. Mike Morrissey asked about the point commitment letter. Mr. Lautzenheiser, Jr. said that it would need to be part of the approval. Mr. Markley explained that at the last meeting when a CFO petition was reviewed the board was asked to present how the points were earned. Mr. Lautzenheiser, Jr. gave the review of how points were earned and the value of each item. He said that the total amount of points was 236.325. Mr. Markley asked what all was involved with liquid injection. Mr. Plummer explained the state approved processes and which process they used. Todd Fiechter mentioned the points and the residential setback. He asked what would happen if a home was built closer to the CFO operation. Mr. Lautzenheiser, Jr. explained that those points are based on the time of the project and wouldn't change if a home was built closer after the fact.

Jerome Markley asked if there was anyone from the public with questions or comments. Dorsey Price III asked about road structure impact with the semi-truck traffic. Michael Lautzenheiser, Jr. explained that was the reasoning behind the additional ROW & upgraded culvert sizes where trucks make the majority of damage to the road. He also mentioned the possibility of chip & seal road and how ROW would be needed from a number of additional properties. Jarrod Hahn talked about how the CFO operations are making plans with the County Engineer on developing truck routes and that most damage is done during construction, not the normal traffic. Mr. Markley asked Darrick Plummer if they have talked to the Highway Department yet. Darrick Plummer said that it's on the list of things to do along with talking to them about possible future of road and sharing the cost to help with chip and seal. He said that there were multiple things that he wanted to talk about with the Highway Department and County Engineer after getting the approval. Mr. Price III asked about the decrease in property value. Mr. Lautzenheiser, Jr. said that the zoning ordinance is in place to help maintain property values. He explained the points and different types of odor abatement. He said that he hasn't seen or heard of a proven decrease in value of properties due to CFO operations. Mr. Markley said it was similar to the wind project. He also talked about how homes are built in areas where CFO's already exist. Mr. Markley asked if there were any additional comments or questions from the board or public. Mr. Lautzenheiser, Jr. reminded the board for the need of a commitment letter regarding the points to be maintained.

Conditions: IDEM Approval required, Discussion with Highway Department on traffic route, Recorded commitment for maintaining points.

Motion to Approve: Jarrod Hahn

Second: Kip Bunch

Vote: 9-0

OTHER BUSINESS:

Approval of 2017 Calendar

Michael Lautzenheiser, Jr. explained the need for changing the September 7, 2017, meeting to the 2nd Thursday due to a conflict with a conference he would be attending.

Motion to Approve: Jarrod Hahn
Second: Mike Morrissey
Vote: 9-0

End of Year Report

Michael Lautzenheiser, Jr. gave a highlight of the 2016 year in the Area Plan Commission office as of today. He talked about the number of homes being the highest even since he's been in office. He told the board that this was the first year for Staff Approved Development Plans and how it seemed to be working very well. The Plat Committee Petitions are up from the 2015 year with a month to go. He talked about the town-wide rezoning for Zanesville and mentioned Uniondale being next on the list. He said that he wants to continue moving forward with the Comprehensive Plan and how the downtown projects are looking good. Mr. Lautzenheiser, Jr. talked about the new ordinance becoming effective January 1, 2017. He also updated the board on the flood buyout progress in Vera Cruz. He talked about the online permitting and how the office is able to take credit/debit cards online now. He told the board about the new printer that will replace the broken one. He also talked about the new leadership positions he's been elected to. Mr. Lautzenheiser, Jr. gave the GIS related highlights and told the board about the new images that will be supplied to the office in 2017. He talked about the upgrading of the GIS software so it will work better with other offices. He also mentioned the new layers that have been added to Beacon by the office. He reviewed the graphs that were provided in the packet. Jerome Markley said that it was good to see that variances have gone down. Mr. Lautzenheiser, Jr. agreed and said that the ordinance is working. Todd Fiechter talked about how much work the office has put in this year. Joel Hoehn said that the Staff Development Plans have helped greatly with smaller project timelines. He asked about the contours that would be available with the new images in 2017. Jarrod Hahn said that they would be FEMA certified. Mr. Lautzenheiser, Jr. said that the intent is to have 2' contours available online.

Motion to Approve: Mike Morrissey
Second: Jarrod Hahn
Vote: 9-0

Plan of Operations

Michael Lautzenheiser, Jr. reviewed the budget for 2017. He talked about the payroll increases and board compensation increasing as well for APC, BZA, and Plat Committee. He mentioned the 7 remaining years for the current comprehensive plan. He said that the Uniondale rezoning was up first this year and hopefully Vera Cruz as well. He talked about working with the youth and the downtown improvements. He said that he hoped to get the other high schools involved too. Mr. Lautzenheiser, Jr. said that the plan is to continue with the online permits. He updated the board on the office continuing to scan documents into a digital format. He talked about the possibility of letters being mailed for petitions and how the office would continue to have signs posted and legal ads run. He mentioned that the new images wouldn't have been possible without the help from state and federal levels. Jarrod Hahn talked about the Maumee River Basin and how they have helped us a great deal compared to the amount of money that Wells County puts into the organization.

Motion to Approve: Jarrod Hahn
Second: Todd Fiechter
Vote: 9-0

DISCUSSION:

Michael Lautzenheiser, Jr. mentioned the last meeting and wanted to follow-up with information he had found out regarding the grandfather status and CFO operations. He said that most counties that he checked with didn't do much and that new operations had to meet the new ordinance requirements.

Randy Plummer congratulated Jerome Markley on chairing the committee and how well he runs the meetings.

ADVISORY:

Jerome Markley confirmed the January 5, 2017, meeting at 7:30pm.

ADJOURN:

John Schuhmacher made a motion to adjourn the meeting. Mike Morrissey seconded the motion. The December 1, 2016, Area Plan Commission meeting adjourned at 8:29p.m.



Jerome Markley, President

ATTEST:



Michael Lautzenheiser Jr., Secretary