

ROLL CALL

Dan Baumgardner	Jerome Markley
Harry Baumgartner, Jr	Mike Morrissey
Tyson Brooks	Tim Rohr
Kip Bunch	John Schuhmacher
Jarrold Hahn	
Bill Horan	

Michael Lautzenheiser, Jr., Director

The March 2, 2017 meeting of the Area Plan Commission was called to order at 7:30 p.m. by Michael Lautzenheiser, Jr. Ten members were present for roll call. Becky Stone-Smith was absent.

ELECTION OF OFFICERS FOR 2017

President: Jerome Markley

Motion to retain the same President: Bill Horan

Second: Jarrod Hahn

Vote: 10-0

Vice-President: Mike Morrissey

Motion to retain the same Vice-President: Bill Horan

Second: Jarrod Hahn

Vote: 10-0

Secretary: Michael Lautzenheiser, Jr

Motion to retain the same Secretary: Bill Horan

Second: Jarrod Hahn

Vote: 10-0

Jerome Markley conducted the meeting from this point forward.

Appointment to the BZA: Harry Baumgartner, Jr.

Motion to retain current BZA appointment: Jarrod Hahn

Second: Mike Morrissey

Vote: 10-0

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

Motion to select Plat Committee members: John Schuhmacher

Second: Tim Rohr

Vote: 10-0

Jerome Markley welcomed new member, Tyson Brooks, as the Commissioners' appointment that replaced Todd Fiechter.

APPROVAL OF MINUTES:

Jarrold Hahn made a motion to approve the minutes with changes from the December 1, 2016 meeting. Mike Morrissey seconded the motion; the motion carried 10-0.

OLD ITEMS:**NEW ITEMS:**

A 17-03-01 HARRISON TWP. NW/4 15-26N-12E Mark Jahn requests approval for 300' Communication Tower. The property is Located at 3010 E 200 S Bluffton, IN 46714 and is zoned A-1.

Russell Brown, on behalf of Skyway Towers, talked about the proposed communication tower to be located on the 40 acre parcel. He explained that it would be a lattice type tower and how it wouldn't have any guide wires. He talked about the other requirements such as the FAA lighting required along with the anti-climb device to be installed. Mr. Brown talked about the difference between coverage and capacity. He explained how this location was ideal based on usage from nearby towers. He said it would help with public safety and the ability to call 911 during peak hours. Mr. Brown explained that they were going before the drainage board the following Monday. Jarrod Hahn confirmed the meeting. Jerome Markley asked if there would be any issues. Mr. Hahn said that there weren't any in the past. Mr. Markley asked the board if they had any questions or comments. Tyson Brooks asked if the proposed communication tower would help during school emergencies. Mr. Brown explained that the tower next to the school is one of the towers they are trying to off-load which would help with the coverage in that area. He referred to tab 4 in the binder that they presented to the board this evening. Mr. Markley asked if there were any additional questions. Michael Lautzenheiser, Jr. asked about the driveway plans. Elizabeth Williams, Skyway Towers, said that the new complete set would show all the requested changes. Mr. Lautzenheiser, Jr and Mr. Hahn both mentioned any tiles that were cut needed to be repaired. John Schuhmacher asked what the future spots were on the drawing. Mr. Brown explained that they were there to show that there was room for growth on the tower.

Jerome Markley asked if there were any questions or comments from the public or board. Mick Jackson talked about his concern with seeing a tower out the back window. He also asked about truck traffic, and the driveway near the narrow bridge. He asked if there was another location what could work instead of this site. Mr. Markley asked the distance from the home to the tower. The board discussed the distances to different places in the area. Connor Jackson talked about wanting to purchase a home near the property. He asked about growth north and south of the proposed tower. Mr. Markley asked Mr. Brown if he would like to answer those questions. Russell Brown explained that the main equipment would be brought in on a box truck or possibly a little larger. There would be a crane there to install tower and antenna would be brought in on a half-ton truck. Mr. Markley asked if there would be daily visits to the site. Mr. Brown explained that they wouldn't be daily rather monthly. Mick Jackson asked about excavating equipment that would be needed and had questions regarding the base of the tower. Mr. Brown said that the base would be 3 holes. Mike Morrissey asked about the difference in construction traffic compared to the farm equipment that is used to farm those fields. Jarrod Hahn talked about the tower in Poneto and the amount of traffic it has. Michael Lautzenheiser, Jr. talked about the culvert for the driveway and that they were taking into consideration for possible road expansion and increased right-of-way. Tyson Brooks asked what the likelihood was for additional towers. Mr. Brown said that the goal would be co-location by increasing the tower height. Randy Brinneman voiced his frustration due to the fact he had tried for a number of years to get Verizon to do something to help with the service out there. Mick Jackson asked about the longevity of the tower. Mr. Brown said that the lease is for 30 years but some are got 75 years. He talked about how the ground would be returned to the original condition if the tower were to be removed. Connor Jackson asked about adding a different kind of fence

to make it more appealing. Mr. Lautzenheiser, Jr. explained that the ordinance doesn't even require a fence.

Jerome Markley asked if there were any additional questions from the board. Mike Morrissey asked at what point will the towers not be needed anymore based on changes in technology. John Schuhmacher mentioned an article he read regarding towers. The board discussed towers in Agricultural settings and how it's a permitted use. Mr. Markley reminded that the approval would need to have a condition and a modification.

Modification: Exempt from needing storm water calculations.

Conditions: Drainage Board Approval needed.

Motion to Approve with condition and modification: Jarrod Hahn

Second: Kip Bunch

Vote: 10-0

OTHER BUSINESS:

V2015-019: Michelle Helmick

Michael Lautzenheiser, Jr. gave the board an update that nothing have been done to further progress made and that the office hasn't received any contact either. Jerome Markley asked if it has come to a standstill. Michael Lautzenheiser, Jr. agreed and recommended moving on to the attorney.

Conditions:

Motion to Send to Attorney: Jarrod Hahn

Second: Mike Morrissey

Vote: 10-0

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.

Conditions:

Motion to Approve: Mike Morrissey

Second: John Schuhmacher

Third: Bill Horan

Vote: 10-0

DISCUSSION:

Michael Lautzenheiser, Jr. informed the board that this was the 50th Anniversary year for the Area Plan Commission. He said that the 1st APC Meeting was held on January 12, 1967 and that the 7:30pm start time originated then. There were 7 members of the board which included Max Markley – President, Floyd Minnich – Vice President, Lewis Captain, Paul Bonham, Charles Hissem – Town Board Advisory Council, George Bowman, and Paul Warton – Secretary. Mr. Lautzenheiser, Jr. talked about having the honor of talked to Floyd Minnich, who is the only surviving original board member. He told Mr. Lautzenheiser, Jr. that the issues the board faces today are the same they faced back then. Mr. Lautzenheiser, Jr. said that Bill Horan is the current board member with the longest sitting position having start in 1989. The Board discussed the first approved subdivision, Vinton Village.

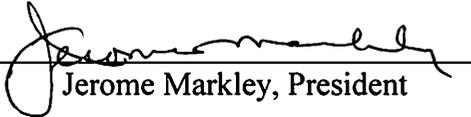
ADVISORY:

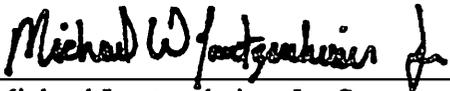
Jerome Markley confirmed the April Meeting. ^{The} Board ^{then} was informed that there wouldn't be a meeting in April 2017 due to lack of petitions.

Bill Morris asked if the lack of meetings were due to the start of office approval for petitions. Michael Lautzenheiser, Jr. said that tonight's petition was the first petition turned in for the year and that there has been a lack of petitions for the BZA as well.

ADJOURN:

John Schuhmacher made a motion to adjourn the meeting. Mike Morrissey seconded the motion. The March 2, 2017 Area Plan Commission meeting adjourned at 8:46 p.m.


Jerome Markley, President

ATTEST: 
Michael Lautzenheiser Jr., Secretary