

ROLL CALL

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

Michael Lautzenheiser, Jr., Director

The October 5, 2017, meeting of the Area Plan Commission was called to order at 7:30 p.m. by Jerome Markley. All members were present.

**APPROVAL OF MINUTES:**

Jarrold Hahn made a motion to approve the minutes with changes from the September 14, 2017, meeting. Tim Rohr seconded the motion; the motion carried 11-0.

**OLD ITEMS:**

**NEW ITEMS:**

**A 17-10-12 JEFFERSON TWP. SW/4 36-25N-10E Ossian Healthcare Holding requests an approval for a proposed 39,000 sq ft +/- building addition and 98 parking spaces. The property is located at 215 Davis Rd., Ossian, IN 46777 and is zoned R-3.**

Josh Barkley, Barkley Builders on behalf of Ossian Healthcare, talked about the 39,000 +/- sq ft building addition that is proposed. He also talked about the 98 parking spaces proposed. He explained that the 39,000 building would house 6 new skilled nursing rooms, new welcome area, physical therapy area, theater, dining room, and 38 assisted living units which would be a mix of 1 bedroom and studio units. He said that they have addressed the items Plat Committee presented to them. Jerome Markley asked if the Plat Committee had anything else to say. Michael Lautzenheiser said that they are still needing Drainage Board approval and the deed recorded to combine the lots. Jarrold Hahn said that once the deeds have been combined, then the drainage board can approve the rerouting of tiles and drains. Mr. Markley asked if there was a timeline for everything. Mr. Barkley said that it's a HUD financed project so they won't move forward with some items until all it is approved. He said they were advised to not combine lots until everything is lined up. He said that he is waiting on the green light to move forward. Mr. Lautzenheiser asked if there was an update with utilities for Ossian. Mr. Barkley said that they are researching right-of-way (ROW) on new property. He said that the owner didn't have any issues with granting additional ROW if needed. Mr. Barkley also talked about how the owner is responsible for the lift station and not the Town of Ossian. He said that all town standards will be met. Mr. Lautzenheiser suggested that a condition if petition is approved would be that there is sufficient ROW or will meet the town requirements. He talked about it being unclear since it's an unplatted part of Ossian. Mr. Markley asked Jarrold Hahn if there were any additional items regarding drainage. Mr. Hahn talked about working with Jim Brickler and how the storm water piping has been resolved on new plans. Mr. Markley asked Dan Baumgardner if Town of Ossian had anything to say regarding the petition. Dan Baumgardner said that Ossian was for it. Mr. Markley asked if there were any members on the board that had questions or concerns regarding this petition. Kip Bunch asked about question 6 since it had been left blank. Mr. Lautzenheiser, Jr. said that the property is zoned similar to what is there and that it is not negatively affecting anything. Mr. Markley asked for an expected timeline for completion once everything has been approved. Mr. Barkley mentioned approximately 1 year. Mr. Markley asked if there were any additional questions from the board. There were none. Mr. Markley asked if there was anyone from the public that would like to speak regarding this petition. There were none.

Conditions: Sufficient right-of-way in existence or grant of right-of-way if needed, Drainage Board approval, and combine deed recorded.

Motion to Approve with Conditions: Jarrod Hahn

Second: Tim Rohr

Vote: 11-0

### **OTHER BUSINESS:**

#### **Amendment to The Bridges Subdivision Restrictive Covenants**

Larry Heckber, Bee Creek Development, presented the amendments to the Bridges Subdivision's Protective Covenants and Restrictions. He talked about certain lots being switched to homes instead of villa sites. He added clarification regarding swales down both sides of the lots. Mr. Heckber also talked about the addition would be turned over to the homeowners in 2025. Jerome Markley asked what the board's roll was regarding this request. Michael Lautzenheiser talked about the background of this addition and when it was approved, the Plan Commission was the primary and secondary approvals. Currently secondary approvals are done thru the Plat Committee or office staff. He said that the items presented today don't affect the ordinance and how the item regarding the swale actually benefits things. Mr. Heckber said that they have 100% approval from the residents. Mr. Markley asked if anyone had anything to say regarding this item.

Motion to Accept Changes: Bill Horan

Second: John Schuhmacher

Vote: 11-0

### **DISCUSSION:**

Michael Lautzenheiser talked about the Wells & Adams Counties Housing and Growth Study. He gave a quick overview of the 5 sections in the report. Jarrod Hahn talked about the report being very blunt. Mr. Lautzenheiser talk that the growth number has decreased in both county and city areas and that's not good when looking at job growth. Jerome asked if this would be looked at over a period of time. Mr. Lautzenheiser said that we are now ready for the public discussion, and we need to know how to lead communities and help them grow. Mr. Markley asked if this had anything to do regarding the Comprehensive Plan and who started this process. Mr. Lautzenheiser talked about the Economic Development office and how they worked with Adams County on this project. Mr. Markley asked if the board had any questions. Mr. Lautzenheiser said that they are still working thru items. He also stated that the Plan Commission will play a role in some of the items. Mr. Markley asked if it was available to the public. Mr. Lautzenheiser said that it's available in the Economic Development office and will also be available online.

### **Start Time for APC 2018**

Jarrod Hahn talked about how the individuals who present the petitions are not always from the Bluffton Area and some have a long drive after the meetings. He said that the evening when the meetings run late due to long discussions that they get an even later start. He mentioned having no preference either way. Jerome Markley asked the board members if there would be any issues with the earlier start time due to work or family commitments. Tim Rohr said that he needs to leave work early as it is to make the 7:30 time work. Mr. Markley asked if 7 pm would be ok for him. Mr. Rohr said that he could possibly make it work. Mr. Markley asked the rest of the board if it would be ok to start at 7pm instead of the normal 7:30 start time. Mr. Hahn asked Tim Rohr if he needed to check with work. Tyson Brooks said that it would line up with the BZA

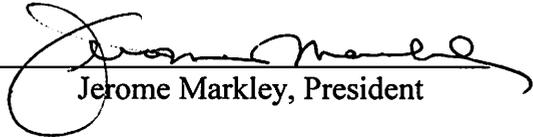
meetings which start at 7pm. Mr. Markley asked what the proper procedure would be. Michael Lautzenheiser said that it would need to be an amendment to the rules of procedures.

**ADVISORY:**

Jerome Markley confirmed the November meeting next month. The meeting will be on November 2, 2017.

**ADJOURN:**

John Schuhmacher made a motion to adjourn the meeting. Mike Morrissey seconded the motion. The October 5, 2017, Area Plan Commission meeting adjourned at 8:15 p.m.

  
Jerome Markley, President

ATTEST:   
Michael Lautzenheiser Jr., Secretary