

ROLL CALL

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

Michael Lautzenheiser, Jr., Director

The August 3, 2017, meeting of the Area Plan Commission was called to order at 7:30 p.m. by Jerome Markley. Ten members were present. Bill Horan was absent.

APPROVAL OF MINUTES:

No minutes were presented for approval this month. June 1, 2017, and August 3, 2017, meeting minutes are to be approved at the September 14, 2017, meeting.

OLD ITEMS:

NEW ITEMS:

A 17-08-09 LANCASTER TWP. NE/4 28-27N-12E Carl & Becky Fisher request approval for 12 proposed storage buildings. The property is located at 2740 E 200 N, Bluffton, IN 46714 and is zoned B-3.

Joel Hoehn, Stoodly Associates, explained that the petitioners want to build storage units on their property. The plan is for 12 units, however, they are currently only wanting to build the two units in bold. He also explained that the last phase for the project will be where the home is located. Mr. Hoehn said that they are in contact with IMI to get an approved easement that is needed and that the county highway department is ok with the plans for the driveway. Mike Morrissey asked about lighting. Mr. Hoehn said that there would be wall packs and security cameras. Jarrod Hahn asked if the detention basin would be done in phases or all at once. Mr. Hoehn explained that they are planning on doing that all at once. Michael Lautzenheiser discussed the items that are still needed from the Plat Committee. Mr. Hoehn explained where the new outfall for the septic would be and that it could be added to the drawing. Mr. Lautzenheiser asked about the SW corner drainage and if it would be a tile or swale. Mr. Hoehn mentioned about the possibility of using gutters. Mr. Lautzenheiser asked if they had talked to the county engineer and asked about the 30' right-of-way. Mr. Hoehn said that there is a 30' right-of-way and that the engineer was happy with the plans for the driveway. Mr. Hahn asked if Joel Hoehn or Roy Johnson would write the right-of-way description. Mr. Lautzenheiser said that Mr. Johnson would continue writing the descriptions. Mr. Hahn asked about the buffer if the fence was to ever be removed. Mr. Lautzenheiser explained that if the natural buffer were to ever be removed that a screen would be required. Jerome Markley asked about the conditions needed if approved. Mr. Lautzenheiser explained the 30' right-of-way being granted, and the three items that need shown on the drawing. Those items were the fence line showing the existing buffer, the septic outfall tile, and the drainage for the SW building. Tim Rohr asked if they would be multi-unit buildings. Mr. Hoehn explained the layout of the 20' wide buildings versus the 30' wide buildings. Mr. Rohr asked about office space. Mr. Hoehn said that they are planning on running it out of the home for right now. Mr. Markley asked if there were any comments or questions from the public or board. There were none.

Conditions: 30' right-of-way granted. Fence line for existing buffer, septic outfall tile, and drainage for SW building need to be shown on drawing.

Motion to Approve with Conditions: Jarrod Hahn

Second: Mike Morrissey

Vote: 10-0

OTHER BUSINESS:

2018 Proposed Budget

Michael Lautzenheiser explained the budget request for the upcoming year. Area Plan Commission's total budget for 2018 is \$142,602 and the GIS total budget is \$28,492. He explained the proposed payroll that included the 1.9% cost of living increase for all positions along with the proposed longevity potential which was the majority of the increase the APC. He also talked about the \$100 increase for Dues & Conferences based on history in the past years. He talked about how the GIS budget was down due to not needing the Lidar or arial photography in 2018. Mr. Lautzenheiser explained how the Lidar ended up being free this year due to the federal government getting a grant to cover the expense. Jarrod Hahn asked what was covered with the grant. Mr. Lautzenheiser said that the photos would meet FEMA quality standards. He talked about the increase in software maintenance for the GIS server. Mike Morrissey asked if the GIS budget was down for 2018. Mr. Lautzenheiser explained that the average is mid to upper \$20,000's. Mr. Morrissey asked if this was just for review or if a motion was needed. Mr. Lautzenheiser said that motion is needed to send to County Council. He said the meeting is September 15, 2017.

Conditions:

Motion to send to County Council: Mike Morrissey

Second: Kip Bunch

Vote: 10-0

Ordinance Revision Update

Michael Lautzenheiser explained the proposed update to the ordinance revision. He informed the board that the County Commissioners and the City of Bluffton chose to turn down the special exception for a downtown residence on the 1st floor or basement amendment along with the cost estimate amendment. He said that the County Commissioners made the suggested change and that the City of Bluffton followed suit. Mr. Lautzenheiser asked the board to make a motion to move forward with the current changes for the upcoming town board meetings. The board discussed the option of moving forward and the possibility of towns having different ordinances. Mr. Lautzenheiser talked about how it's recommended that they are the same. Kip Bunch asked for the reason they didn't want the estimates. Mr. Lautzenheiser said that the County Commissioners didn't feel it was necessary and that the City of Bluffton followed suit. Bill Morris asked that if provided everything is approved he asked when the new ordinance would become effective. He was told that it would be mid-September.

Conditions:

Motion to Continue as currently voted on by the County Commissioners and City of Bluffton:

Mike Morrissey

Second: John Schuhmacher

Vote: 9-0 (Jarrod Hahn left early)

DISCUSSION:

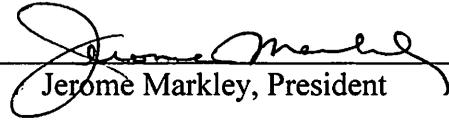
Jerome Markley mentioned Jarrod Hahn's request to discuss a possible new start time.

ADVISORY:

Jerome Markley confirmed the September meeting stating that it was the 2nd Thursday not the 1st next month. The meeting will be on September 14, 2017.

ADJOURN:

John Schuhmacher made a motion to adjourn the meeting. Kip Bunch seconded the motion. The August 3, 2017, Area Plan Commission meeting adjourned at 8:06 p.m.


Jerome Markley, President

ATTEST: 
Michael Lautzenmeiser Jr., Secretary