

ROLL CALL

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

Michael Lautzenheiser, Jr., Director

The September 14, 2017, meeting of the Area Plan Commission was called to order at 8:00 p.m. by Jerome Markley. Nine members were present. Dan Baumgardner and Becky Stone-Smith were absent.

APPROVAL OF MINUTES:

Jarrold Hahn made a motion to approve the minutes with changes from the June 1, 2017, meeting. Tim Rohr seconded the motion; the motion carried 9-0.

Mike Morrissey made a motion to approve the minutes with changes from the August 3, 2017, meeting. Jarrold Hahn seconded the motion; the motion carried 9-0.

OLD ITEMS:

NEW ITEMS:

A 17-09-10 JACKSON TWP. SW/4 36-25N-10E Kris & Ann Frauhiger requests an approval for a proposed Manure Lagoon 324' x 202' and Compost Pad 350' x 400'. The property is located at 11569 S 700 W, Montpelier, IN 47359 and is zoned A-1.

Mike Veenhuizen, Livestock Engineering Solutions, talked about the existing dairy and their wish to expand by placing a second manure lagoon and compost pad area. He said that it met the Wells County development standards with the request for one variance. Mr. Veenhuizen talked about the variance that was needed to reduce the East property line. He talked about the proposed shelter belt and how the IDEM permit is still under review. There will be zero effect on stormwater runoff since it will all be directed towards the lagoons. He explained how the points were received and felt they meet all requirements needed. Bill Frauhiger, Frauhiger Livestock, talked about the family operation and how they enjoy the neighborhood and farming in Wells County. He said that they are just trying to do the right things in order to get things done. Jerome Markley asked if the Plat Committee had anything to say in regards to the petition. Michael Lautzenheiser talked about the as-built drawings that would be needed after completion of the manure lagoon and the commitment to maintain the points thru the life of barn. He also said that the combine of properties have been approved. Mr. Markley asked if there was anything regarding the drainage. Jarrold Hahn said that the plans work with the existing tiles on the property. He agreed that all stormwater goes to lagoons. Mr. Markley asked if the board had any questions or concerns. Tyson Brooks asked what the organic material would be. Mr. Veenhuizen explained that it would be soiled bedding, solid manure, and other items needed to enhance composting. Mr. Markley asked if they were lacking space in the current lagoon or if they were wanting to increase the headcount of the barns. Mr. Frauhiger explained that they have the required amount of storage needed per IDEM, however, every year is different when it comes to storage needs. He also talked about how the composting would allow for the product to be more stable for land application. Mr. Markley asked where they were at with IDEM. Mr. Veenhuizen explained the IDEM requirement for 180 days of storage. Mr. Lautzenheiser asked for the animal mortality to be explained in more detail. Mr. Frauhiger explained that the mortalities are called in and usually picked up the next day or two at most. He also said that they placed on a concrete pad to prevent run-off. Mr. Markley asked if the office had received

any calls or if Frauighers have had any concerns brought to them. Mr. Lautzenheiser said that the office hadn't heard anything and Mr. Frauigher said the same. Mr. Veenhuizen said that there hadn't been any responses to the IDEM review as well. Mr. Markley asked what the IDEM timeline was. Mr. Veenhuizen said that it should be within 2 to 4 weeks tops. Mr. Markley asked the board if there were any additional questions or concerns. Mr. Brooks asked about the need for 2 separate lagoons. Mr. Veenhuizen explained how the manure lagoons would be connected and share a common berm. Tim Rohr asked if there would be outside manure brought in. Mr. Frauigher said that it would only be from their operations. John Schuhmacher asked about the aroma factor with the composting. Mr. Veenhuizen explained how the composting actually decreases the manure aroma. Mr. Brooks asked if they were increasing the count. Mr. Frauigher said that they had nothing planned now for increasing the count. Mr. Veenhuizen explained that if they were to increase the count that they would need to file another development plan. Mr. Lautzenheiser explained that any increase over 10% would require a development plan. Mr. Frauigher said that they are at capacity now. Mr. Markley asked if there was anyone from the public that wished to speak. There were none. Mr. Markley reviewed the conditions and waiver needed prior to any motion.

Waiver: Allow 100' setback for a reduction in points (-10pts).

Conditions: Recorded commitment for points and an as-built survey drawing after project is completed.

Motion to Approve with Conditions: Jarrod Hahn

Second: Bill Horan

Vote: 9-0

A 17-09-11 JEFFERSON TWP. SW/4 10-28N-12E McDaniels Property Leasing, LLC (Ossian Dental) requests an approval for 2 proposed building additions, 2 parking lots, and detention basin. The property is located at 1002/1010 Dehner Dr., Ossian, IN 46777 and is zoned B-1.

Kevin McDermott represented the petition. He explained the proposed building addition and parking lot expansion to allow for another doctor to join the practice. He explained the transfer of property to allow for the addition and how it was approved thru the plat committee and they were waiting on this approval prior to recording any deeds. Jerome Markley asked if there was anything from the Plat Committee. Michael Lautzenheiser talked about any lighting and how it needed to be directed downwards. Mr. McDermott said that there weren't any plans for lighting at this time. Mr. Lautzenheiser mentioned that the approval should mention any future lighting and how it needed to be shielded downwards. He asked about the sidewalks. Mr. McDermott explained that the sidewalks were in the right-of-way (ROW). Mr. Markley asked if it was owned by city or property. Mr. McDermott said that it would be owned by the property owner. Mr. Lautzenheiser explained that it would need to meet city standards and be ADA compatible. He also mentioned the easement needed for the detention basin. Mr. McDermott said that he could provide the document needed. Mike Morrissey asked if there was anything unique regarding the B-1 zoning of the property. Mr. Lautzenheiser explained that they can build up to the property lines and that what was proposed meets land use requirements. Mr. Markley asked Jarrod Hahn if he had anything to add regarding the petition. Jarrod Hahn said that the Ossian Engineer was ok with the petition and that it drains into the storm sewer. Mr. Markley mentioned the town signing off on the project. He asked the board and public if there were any additional questions or comments. There were none.

Conditions: Future lighting and easement agreement needed

Motion to Approve with Conditions: Kip Bunch

Second: Jarrod Hahn

Vote: 9-0

OTHER BUSINESS:

DISCUSSION:

Michael Lautzenheiser talked about the Wells & Adams Counties Housing and Growth Study. He mentioned that it could lead to possible discussions for the APC in the future.

Kip Bunch asked about the Jack Roller violation from the June meeting. Michael Lautzenheiser said that the violation had been closed due to Mr. Roller removing items needed from floodplain. Jerome Markley asked if there were any other violations coming up. Mr. Lautzenheiser said that majority of the violations are in progress of being corrected. He said that there might be a couple coming up in the next couple of months if there isn't any progress being made.

Bill Morris asked about the new ordinance and if it was effective yet. Michael Lautzenheiser said that it became effective the 1st week of September.

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

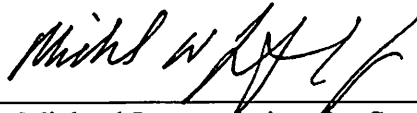
ADVISORY:

Jerome Markley confirmed the October meeting next month. The meeting will be on October 5, 2017.

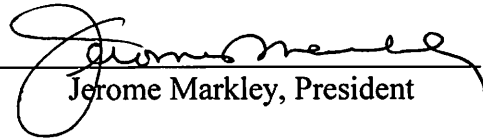
ADJOURN:

John Schuhmacher made a motion to adjourn the meeting. Kip Bunch seconded the motion. The September 14, 2017, Area Plan Commission meeting adjourned at 8:45 p.m.

ATTEST:



Michael Lautzenheiser Jr., Secretary



Jerome Markley, President