

ROLL CALL

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

Michael Lautzenheiser, Jr., Director

The May 3, 2018, meeting of the Area Plan Commission was called to order at 7:00 p.m. by President, Jerome Markley. Ten members were present for roll call. Erin Kreigh was absent.

APPROVAL OF MINUTES:

No minutes in packet for approval. Approval of April minutes will take place at next meeting.

OLD ITEMS:

There were not any old petitions to be heard at the meeting.

NEW ITEMS:

A 18-05-08 LANCASTER TWP. SW/4 22-27N-12E Bluffton Acres LLP II request an approval for a 3,725 sq. ft. building with 14 parking spaces. The property is located on N. Main St., Bluffton, IN 46714 and is zoned B-3.

Brett Miller and Trent Prough represented the petition. Mr. Miller explained the project and details. They talked about the verbal approval from INDOT but how they are still waiting on written approval. Mr. Miller talked about the new storm sewer to help with drainage on property and surrounding areas. Jerome Markley asked about the number of entrances and wanted to confirm that it was just one. Mr. Miller confirmed that. He asked that the board approve the project with a possible condition that the driveway is approved. Jarrod Hahn said that the driveway more than likely wouldn't be turned down by INDOT but how they might be waiting on other agency approvals. Mr. Markley asked about the city giving their ok for the sewer hook-up. Mr. Miller explained that Rob Troxel gave up 2 lots in the addition so that this property could have rights to a sewer hook-up. Michael Lautzenheiser said that everything seems to be agreed to but they just need formal document. Mr. Markley asked if there was anything from Plat Committee or Drainage Board. There were none. Mr. Lautzenheiser asked about the NE back corner and what would be done to help with the standing water at that location. Mr. Miller talked about the swale that would be used to help get the water to the front of the property. Mr. Markley asked if the board had any additional questions or comments. There were none. Mr. Markley asked if there was anyone from the public with questions or comments regarding this petition. There were none. Mr. Lautzenheiser reviewed condition needed for approval.

Conditions: Signed formal agreement for sewer hook-up from City of Bluffton.

Motion to Approve: Bill Horan

Second: Jarrod Hahn

Vote: 10-0

OTHER BUSINESS:**V2017-017: Mitchell Southard**

Michael Lautzenheiser gave a recap from the April meeting. He said that a few days after the meeting the office received a letter with 3 date options for fixing the violation. He said that 2 of the 3 days have already passed. Jerome Markley confirmed that Matt Gilbert was the one that gave the dates. Mitch Southard said that it's not the Gilbert's property and that he isn't even living there anymore due to the issues and mentioned an upcoming court date again. Jarrod Hahn asked Mr. Southard if he was going to move the items on May 5th. Mr. Southard wouldn't answer. Mr. Lautzenheiser said he wanted to avoid it turning into something more. Mr. Markley asked if there was concern for doing it this way. Mr. Southard said that he didn't trust the Sheriff's Department. Mr. Markley explained how they were the ones with jurisdiction. Mr. Lautzenheiser said that the items were still his property and was unsure why he didn't want to move them on his property. Mr. Hahn and Mr. Southard discussed the history of the violation. Mr. Southard complained about the past and mentioned the trailer issues he has had with the office. Mr. Lautzenheiser explained that it wasn't how he explained it. Mr. Markley asked the board for their opinion. Tyson Brooks said to move the items on May 5th. Mr. Markley suggested that if Mr. Southard doesn't have confidence in the sheriff's department then have someone else there with you to verify everything. Mr. Brooks suggested having someone record it for him. Mike Morrissey then said that the office has a letter with 3 dates given. Mr. Lautzenheiser said that the letter is signed by Matt Gilbert. Mr. Southard started to get off subject again. Mr. Morrissey said to keep things said to the related subject. John Schuhmacher said he didn't see an alternative. Mr. Brooks told him to fix things on Saturday and asked him if he would be fixing the violation on Saturday. Mr. Southard said he would. Mr. Lautzenheiser reviewed the items that need moved and how far from property lines. Mr. Markley asked Mr. Lautzenheiser if he would be ok with taking a copy of the letter to the Sherriff's Department. Mr. Hahn asked about next step if it doesn't happen. Mr. Schuhmacher asked about bad weather. Mr. Lautzenheiser said that's the problem with waiting until the last date. Mr. Markley asked about having a contingent plan. Mr. Brooks asked what the next logical step would be. Mr. Markley and Mr. Lautzenheiser both agreed that it would be sending the violation to the attorney. Mr. Hahn said that if it goes that far to let the judge sort it out. The board discussed next step.

Motion to continue to June Meeting: Bill Horan

Second: John Schuhmacher

Vote: 10-0

DISCUSSION:**Downtown Revitalization Updates**

Michael Lautzenheiser discussed the proposed pavilion in Ossian. Tim Rohr said that they are still getting pricing and discussing options for what is going to happen. Mr. Lautzenheiser said that the newspaper is doing a good job at keeping the public updated on the new items.

Michael Lautzenheiser discussed the Downtown Bluffton area and how The Wells County Foundation has donated \$300,000 towards the downtown projects. He also talked about the additional CRP projects that have been approved downtown. He mentioned the continued interest in downtown buildings and how they have been successful.

Housing Study Update

Michael Lautzenheiser gave an update regarding the meetings at Southern Wells and Ossian. He said that all the meetings have had good feedback given. He said it is at the next phase now in forming an advisory committee to run everything else.

Strong Towns Curbside Chat

Michael Lautzenheiser played the third video for the board at the end of the meeting. The board had a discussion after watching the video.

ADVISORY:

Jerome Markley confirmed the June 7, 2018, meeting. It was mentioned that there were not any petitions turned in currently and that the meeting might be cancelled due to lack of petitions.

ADJOURN:

John Schuhmacher made a motion to adjourn the meeting. Becky Stone-Smith seconded the motion. The May 3, 2018, Area Plan Commission meeting adjourned at 8:16 p.m.



~~Jerome Markley, President~~

Mike Morrissey, Vice-President

ATTEST: 

Michael Lautzenheiser Jr., Secretary