

ROLL CALL

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

Michael Lautzenheiser, Jr., Director

The November 1, 2018, meeting of the Area Plan Commission was called to order at 7:00 p.m. by President, Jerome Markley. All were present for roll call.

**APPROVAL OF MINUTES:**

Jarrold Hahn made a motion to approve the minutes with changes from the October 11, 2018, meeting. Mike Morrissey seconded the motion; the motion carried 11-0.

**OLD ITEMS:**

**Executive Session**

Michael Lautzenheiser gave a recap of the Executive Session for an employee review of a Plat Committee member that was held prior to the scheduled meeting. Tyson Brooks made a motion for Michael Lautzenheiser to have a discussion with the employee regarding the review. Harry Baumgartner seconded the motion; the motion carried 11-0.

**NEW ITEMS:**

**A 18-11-18 WELLS COUNTY Ordinance Amendments**

- **Zoning Ordinance**
- **Subdivision Control Ordinance**

Michael Lautzenheiser explained the ordinance amendments. He listed in detail all the proposed amendments and asked for board input after each item. After hearing all the proposed amendments, Jerome Markley asked if the board had any additional comments or questions. Mike Morrissey asked about the RV amendment on page 61. The board discussed extending the extension timeline after the initial year review and how this amendment came from the Board of Zoning Appeals (BZA) request. No additional amendments were mentioned by the board at this point.

Jerome Markley asked for public comment and question. Doug Sundling mentioned the 20' setback for overhead doors being a good thing. Jack Pace agreed stating that if the setback was changed to 5', then people wouldn't even be able to wash their vehicles without being in the sidewalk area. The board discussed after public comment on this amendment that it should remain 20' from property line or right-of-way (ROW) unless it is facing an alley at which point the 5' setback would be allowed.

Doug Sundling talked about the RV extension and suggested local legislative bodies giving the ~~ok~~ for extensions instead of BZA. Michael Lautzenheiser explained that due to the legality of this type of petition it would have to be approved thru the BZA. After board discussion it was

recommended that the proposed amendment extending the timeline for extensions of RVs to be used longer than 8 months at a time be removed and remain as is in the ordinance. It was recommended by Mr. Sundling and Mike Morrissey that Michael Lautzenheiser present this proposed change to Bluffton City Council after the other amendments have been presented as a possibility for future amendments.

After the motion to send a Do Pass Recommendation to the legislative bodies, Michael Lautzenheiser thanked the board and the public for this input on these amendments.

Modifications: Make changes as discussed during meeting prior to motion.

Conditions:

Motion to Send Do Pass Recommendation: Mike Morrissey

Second: Jarrod Hahn

Vote: 11-0

**OTHER BUSINESS:**

**V2018-008 Petroleum Speed Shop**

Michael Lautzenheiser gave a recap of the violation since the last meeting. He talked about meeting with Mr. Peterson at the site and went over items discussed. He told the board that there were 4 additional items that needed cleaned up in order to be in compliance with the ordinance. He said that there have been lots of improvements done on the property.

**V2018-013 Thomas Reinhard**

Michael Lautzenheiser gave a recap of the violation. He said that the renter had been in to apply and pay for the permits required. He also mentioned that the renters gave detailed information regarding the junk and vehicles that needed to be cleaned up and removed.

**V2018-027 Zachary Zehner**

Michael Lautzenheiser said that the permit has been paid for and the violation was closed.

**V2018-028 Timothy Wells**

Jerome Markley asked if it had been sent to the APC Attorney. Michael Lautzenheiser gave an update on the violation. He said that things are moving forward with the attorney.

**DISCUSSION:**

**Downtown Update**

Michael Lautzenheiser gave a fundraising update for Ossian and Bluffton projects. He also talked about the CRP Program for Downtown Bluffton and how the letters have been sent to all business owners. He talked about unsafe buildings. Jerome Markley asked if unsafe meant beyond repair. Mr. Lautzenheiser said that it didn't mean beyond repair for the majority just that as is they are unsafe to occupy.

**Housing Study**

Michael Lautzenheiser gave an update regarding Ball State's completion with the Asset Mapping Project. He also talked about the Tourism Taskforce having their first meeting.

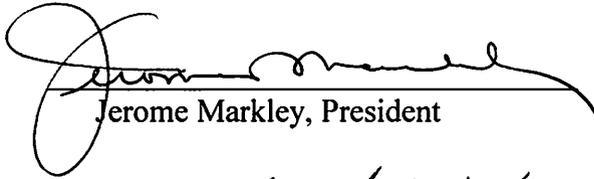
Michael Lautzenheiser talked about Opportunity Zoning and what all was involved with the new zone. Jarrod Hahn asked who determines the zone for the project area. Mr. Lautzenheiser explained how the state selected one area in each county and described the location in Wells County. Mr. Hahn asked if there was a map available that shows the area. Mr. Lautzenheiser said that it's not on the Beacon website.

**ADVISORY:**

Jerome Markley confirmed the December 6, 2018, meeting.

**ADJOURN:**

The November 1, 2018, Area Plan Commission meeting adjourned at 8:52 p.m.

  
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Jerome Markley, President

ATTEST:   
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Michael Lautzenheiser Jr., Secretary