

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 May 2, 2019, meeting of the Area Plan Commission was called to order at 7:00 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 April 4, 2019, meeting. Mike Morrissey seconded the motion; the motion carried 11-0.

OLD ITEMS:

NEW ITEMS:

A 19-05-09 ROCK CREEK TWP Sections 1-2 & UNION TWP Sections 35 & 36 28N-12E Wells County Area Plan Commission & Town of Uniondale request an approval for zoning changes . The property is located in Incorporated Town Limits of Uniondale.

Michael Lautzenheiser gave a recap of the proposed rezoning. He said that it was to better help match current use of the properties in the town limits. The board asked about a few of the zoning change colors on the maps available at the meeting. Jerome Markley asked if the Town of Uniondale was ok with the changes. Mr. Lautzenheiser explained that they had already reviewed it. Mr. Markley asked if there was any input from the public. Mr. Lautzenheiser talked about the calls the office had received and that many were outside town limits. He also said that once things were explained there didn't seem to be any suggestions or complaints.

Motion to send a Do Pass Recommendation to Uniondale: Bill Horan

Second: John Schuhmacher

Vote: 11-0

OTHER BUSINESS:

V2016-031 – Bee Creek Development

The board discussed the violation against Larry Heckber. Michael Lautzenheiser suggested moving on to the attorney since the impression that this violation isn't a priority for either the owner or the bank. The board discussed the next steps by moving the violation on to the attorney.

Motion to send to APC Attorney: Erin Kreigh

Second: Jarrod Hahn

Vote: 11-0

V2018-034 – Kenneth Werling

Michael Lautzenheiser gave a recap of the violation. He said that no work has happened but has purchased the property that Mr. Werling told the board about at the last meeting. Jarrod Hahn mentioned the weather and that it might have delayed the process. Erin Kreigh said that the property has gotten worse, not better, by adding more items to the location. She mentioned a conversation that Mr. Werling told her that if Uniondale wanted to purchase his property for \$110,000 he would move. Mr. Lautzenheiser explained the purchasing process for government agencies. Jerome Markley asked for a suggestion on what to do next. Kenneth Werling arrived at the meeting during the discussion and added that the rain has delayed the process. He talked about how he was going to try to move the trailer tomorrow. Mr. Lautzenheiser explained how the violation still needs resolved. The board discussed the violation with Mr. Werling.

Motion to continue to June 6th meeting: Bill Horan

Second: Becky Stone-Smith

Vote: 11-0

Top Notch Pork

Michael Lautzenheiser talked about how it wasn't proper protocol for APC to hear an appeal without it going thru the BZA. He also talked about how the attorney is reviewing the term used in the ordinance to see how we should proceed. Jarrod Hahn talked about the IDEM permitting process and how certain things are separate. The board discussed the point system and working for IDEM regulated places. Bill Morris asked about points and what the points were for. Mr. Lautzenheiser talked about how points were earned for odor abatement and having a moisture barrier.

Future Comprehensive Plan / Thoroughfare Plan update in 2020

Michael Lautzenheiser talked about the upcoming completion of the North Corridor Study and the need to take this opportunity and include a thoroughfare plan into the comprehensive plan.

DISCUSSION:**DOWNTOWN REVITALIZATION UPDATES**

Michael Lautzenheiser talked about the construction of the Plaza Project starting. He also talked about the Courthouse bell that is ringing again. He mentioned how Ossian was waiting on federal grant information regarding their project.

HOUSING STUDY UPDATE

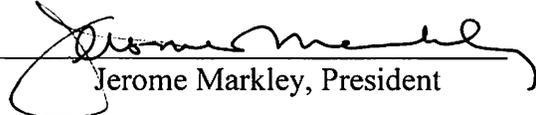
Michael Lautzenheiser talked about some violations that the office is working on along with the Health Department. He talked about a point where it will need to be discussed on the quality of housing and the situations some people are living in. The board talked about the violations and the process for unsafe buildings that may need to be used.

ADVISORY:

Jerome Markley confirmed the June 6, 2019, meeting.

ADJOURN:

John Schuhmacher made a motion to adjourn the meeting. Becky Stone-Smith seconded the motion. The May 2, 2019, Area Plan Commission meeting adjourned at 8:03 p.m.



Jerome Markley, President

ATTEST: 

Michael Lautzenheiser Jr., Secretary