

ROLL CALL

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

Michael Lautzenheiser, Jr., Director

The July 11, 2019, meeting of the Area Plan Commission was called to order at 7:00 p.m. by Jerome Markley. Ten members were present. Becky Stone-Smith was absent.

APPROVAL OF MINUTES:

Tyson Brooks made a motion to approve the minutes with changes from the June 6, 2019, meeting. Tim Rohr seconded the motion; the motion carried 8-0-2. Mike Morrissey and John Schuhmacher abstained from voting due to not being at the June meeting.

OLD ITEMS:

NEW ITEMS:

A 19-07-12 HARRISON TWP. SW/4 5-26N-12E Chad Kline requests approval for a modification to the Adams Street TIF Plan. The property is located at 785 Decker Drive, Bluffton, IN 46714 and is zoned I-1.

Chad Kline, Wells County Economic Director, talked about the modification needed to the TIF District to allow the Snider Drive to happen along with the required drainage for the project. Michael Lautzenheiser talked about the comprehensive plan and how this goes along with the growth for the industrial park. Mr. Kline said that this will allow for many businesses to be able to have access to the road. Jerome Markley asked if there was anything from the board in regards to this petition. Mike Morrissey said that the change in truck traffic will be a good thing for the city. Mr. Markley asked if there was anything from the public. There was no comment.

Motion to adopt resolution: Mike Morrissey

Second: Jarrod Hahn

Vote: 10-0

OTHER BUSINESS:

V2016-031 – Bee Creek Development

Michael Lautzenheiser gave an update regarding the violation. He said that there has been an agreement made to sell a duplex to gain financing for pavement work in August 2019. He said there will be another update at the next meeting.

2020 APC & GIS Budgets

Michael Lautzenheiser talked to the board regarding the upcoming proposed budgets for the APC & GIS departments. There was mention of adding an additional employee for site inspections. He also talked about postage going up due to letters needing to be sent out for the Community

Rating System Program which makes it possible for home owners to have lower pricing on their flood insurance. Mr. Lautzenheiser also talked about the Long Term Planning added to the budget along with the Rural Town Clean-up Program. He also mentioned the need for an additional computer and office chairs thru the Capital Outlay line item. Jarrod Hahn asked who would do the hiring for the site inspector position. Mr. Lautzenheiser said that it would be the office and APC board working together. Jerome Markley asked if the significant increase to the budget was a shock to County Council. Mr. Lautzenheiser said that there hasn't been any contact with the council yet. The board discussed how things were approved thru the budget. Mr. Hahn suggested adding up what is spent on attorney fees and time for violations to help support the town clean up being added to the budget. Mr. Lautzenheiser talked about the regular 3% increase to some of the line items due to regular cost of living and yearly increases needed from year to year.

Motion to Adopt and send to County Council: Jarrod Hahn
Second: Mike Morrissey
Vote: 10-0

**DISCUSSION:
DOWNTOWN REVITALIZATION UPDATES**

Michael Lautzenheiser talked about the events coming up. Ground breaking for the Ossian project will be September 11, 2019. He also mentioned the grand opening for the Plaza project being the weekend after Street Fair.

HOUSING STUDY UPDATE

Michael Lautzenheiser talked about how the housing numbers are down from last year. He mentioned the reason for that in his opinion is that there aren't any affordable lots. Jerome Markley asked if there weren't lots available. Mr. Lautzenheiser said that lots are available, just not affordable ones. Mike Morrissey asked about number of residential septic systems. Mr. Lautzenheiser said that there were 1000's of systems in the county. The board discussed septic systems.

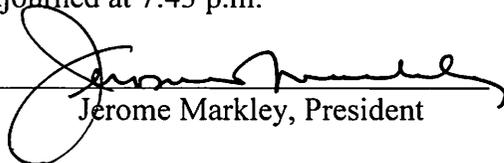
ADVISORY:

Jerome Markley confirmed the August 1, 2019, meeting.

Bill Morris said that all the items that have been addressed from the latest comprehensive plan was impressive.

ADJOURN:

John Schuhmacher made a motion to adjourn the meeting. Mike Morrissey seconded the motion. The July 11, 2019, Area Plan Commission meeting adjourned at 7:43 p.m.


Jerome Markley, President

ATTEST: 
Michael Lautzenheiser Jr., Secretary

ORDER OF THE WELLS COUNTY AREA PLAN
COMMISSION DETERMINING THAT A RESOLUTION
AMENDING THE DECLARATORY RESOLUTION AND
PLAN APPROVED AND ADOPTED BY THE BLUFFTON
REDEVELOPMENT COMMISSION CONFORMS TO THE
COMPREHENSIVE PLAN AND APPROVING SAID
RESOLUTION AND PLAN

WHEREAS, the Bluffton ("City") Redevelopment Commission ("Commission") adopted a declaratory resolution on December 31, 2007, as amended on June 24, 2008 (collectively, as amended, "Declaratory Resolution"), as confirmed by a confirmatory resolution adopted on January 22, 2008, as supplemented and amended to date (collectively, as amended, "Confirmatory Resolution"), establishing, expanding and amending the boundaries of the Adams Street Economic Development Area ("Area"); and

WHEREAS, the Declaratory Resolution and the Confirmatory Resolution are hereinafter collectively referred to as the "Area Resolution;"

WHEREAS, the Area Resolution approved the Redevelopment Plan, as amended (collectively, as amended, "Plan") which Original Plan contained specific recommendations for redevelopment in the Area;

WHEREAS, on June 18, 2019, the Commission adopted a resolution amending the Area Resolution ("Amending Declaratory Resolution") and Original Plan to add the acquisition of certain real property set forth on Exhibit A thereto in, serving or benefiting the Area to the acquisition list in the Plan; and

WHEREAS, the Act requires approval of the Amending Declaratory Resolution and the Plan by the Wells County Area Plan Commission ("Plan Commission");

NOW, THEREFORE, BE IT ORDERED BY THE WELLS COUNTY AREA PLAN COMMISSION, AS FOLLOWS:

1. The Amending Declaratory Resolution and the Plan, as amended, conform to the Comprehensive Plan of development for the City.
2. The Amending Declaratory Resolution and the Plan, as amended, are in all respects approved.
3. The Secretary of the Plan Commission is hereby directed to file a copy of the Amending Declaratory Resolution and the Plan, as amended, with the permanent minutes of this meeting.

Passed by the Wells County Area Plan Commission, this 11th day of July, 2019.

WELLS COUNTY AREA PLAN COMMISSION



President

ATTEST:



Secretary