

ROLL CALL

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

Michael Lautzenheiser, Jr., Director

The August 1, 2019, meeting of the Area Plan Commission was called to order at 7:00 p.m. by Jerome Markley. Nine members were present. Dan Baumgardner and Bill Horan were absent.

**APPROVAL OF MINUTES:**

Mike Morrissey made a motion to approve the minutes with changes from the July 11, 2019, meeting. Jarrod Hahn seconded the motion; the motion carried 9-0.

**OLD ITEMS:**

**NEW ITEMS:**

**A 19-08-13 JEFFERSON TWP. SE/4 9-28N-12E Steven Baker requests an approval for a zoning change to A-R. The property is located on CR 1050 N west of SR 1, Ossian, IN 46777 and is zoned R-1.**

Steve Baker talked about his petition and the reason for the rezoning. Michael Lautzenheiser mentioned another property similar to this petition. Jerome Markley asked about a home on the property. Mr. Baker explained that there wasn't a home currently but how he would like to have one there someday. Mr. Markley asked the board if there were any questions regarding the petition. Mike Morrissey asked that the zoning classifications be explained in more detail. There was board discussion regarding the zoning request. Mr. Markley asked if there was any public comment. There were none.

Motion to send a Do Pass Recommendation to the County Commissioners: Jarrod Hahn

Second: Harry Baumgartner, Jr.

Vote: 9-0

**OTHER BUSINESS:**

**V2016-031 – Bee Creek Development**

Michael Lautzenheiser gave an update regarding the violation. He talked about the sale of the duplex and the reviewed quote for the required work to cancel the violation. He mentioned that the County Highway Department will be overseeing this project. Jarrod Hahn mentioned a meeting coming up regarding storm drainage.

Motion to continue to next meeting: Jarrod Hahn

Second: Tyson Brooks

Vote: 9-0

**Pole Barn Discussion – Northwood Heights Subdivision – Permit ILP-014658**

Michael Lautzenheiser explained the reasoning behind this requested discussion. He said that individuals are concerned about the pole barn being built and possible future ordinance discussion that may be needed. The board discussed the permitted project. It was noted that the ordinance in 2005 was when the size restriction was taken away. It was also mentioned that there wasn't a restrictive covenant in the neighborhood that would protect this from happening. It was also talked about how it wasn't a violation based on current ordinance regulations. Mr. Markley asked for comments from the public. Bob Bate voiced his concern and mentioned having to go thru a variance process for his personal garage on his property due to the size limitations at the time of his permit. He voiced concern of it turning into a business that have welding, paint fumes, and other auto related items. Jarrod Hahn mentioned creating an association that had restrictions to prevent this from happening again. There was more board discussion regarding home occupation, accessory structure size limitation options, and the signatures that were gathered in regards to the size of pole barn. Tony Truhune also spoke about the need for a size restriction on these buildings. There was discussion on what size would be appropriate in the area. Bonnie Ramsey and Lane Lawrey also voiced concerns for the size and how it needs to be more regulated.

**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 Bluffton plaza project on September 27, 2019.

**HOUSING STUDY UPDATE**

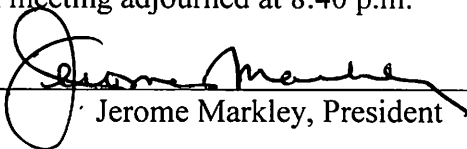
Michael Lautzenheiser talked about how the housing numbers are down from last year. He gave a recap of available lots in the Ossian and Bluffton neighborhood additions.

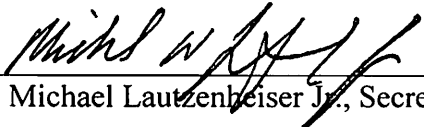
**ADVISORY:**

Jerome Markley confirmed the September 12, 2019, meeting.

**ADJOURN:**

John Schuhmacher made a motion to adjourn the meeting. Becky Stone-Smith seconded the motion. The August 1, 2019, Area Plan Commission meeting adjourned at 8:40 p.m.

  
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Jerome Markley, President

ATTEST:   
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Michael Lautzenheiser Jr., Secretary