

ROLL CALL

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

Michael Lautzenheiser, Jr., Director

The November 7, 2019, meeting of the Area Plan Commission was called to order at 7:00 p.m. by Jerome Markley. Nine members were present. Erin Kreigh and Mike Morrissey were absent.

**APPROVAL OF MINUTES:**

Tim Rohr made a motion to approve the minutes with changes from the October 3, 2019, meeting. Becky Stone-Smith seconded the motion; the motion carried 8-0-1. Jarrod Hahn abstained from voting due to being absent at the October meeting.

**OLD ITEMS:**

**NEW ITEMS:**

**A 19-11-17 WELLS COUNTY Zoning Ordinance Amendments**

- Fee Schedule
- Solar Energy System Development Plan
- Solar Energy System Definitions

Michael Lautzenheiser introduced the amendments by reviewing the fee schedule first. He also explained the definitions that were updated for medium and large solar. There was some discussion on the megawatts (MW) per acre. Mr. Lautzenheiser also talked about how solar and wind power are hot topics at the state level. He explained how having county control over the projects is best, but the state was pushing for the control or partial control over power supply topics. There was a discussion on the proposed setbacks for participating vs non-participating parcels and how surrounding counties are handling solar. The board also talked about setbacks from incorporated city/town limits. There was talk about having waivers available for setbacks and also case by case regarding wires being overhead vs buried. Tyson Brooks asked about noise. Mr. Lautzenheiser gave a few examples of what the noise would be similar to. The board also discussed the overlay district and how the rezoning for the overlay would still be needed.

Motion to continue to December 5<sup>th</sup> meeting: Bill Horan

Second: Tyson Brooks

Vote: 9-0

**OTHER BUSINESS:**

**V2016-031 – Bee Creek Development Update**

Michael Lautzenheiser gave an update regarding the violation and said that the violation should be completed within the next couple of weeks.

Motion to continue to December 5<sup>th</sup> meeting: Tyson Brooks

Second: John Schuhmacher

Vote: 9-0

**V2018-015 – Kevin Heron**

Michael Lautzenheiser said that the owner was in the process of correcting the violation on the property. He suggested continuing to the next meeting to verify progress.

Motion to continue to December 5<sup>th</sup> meeting: John Schuhmacher

Second: Becky Stone-Smith

Vote: 9-0

**2020 Meeting Calendar**

Michael Lautzenheiser talked about the change for the month of September due to a conference.

Motion to Approve: Becky Stone-Smith

Second: Tyson Brooks

Vote: 9-0

**APC Attorney Contract**

Michael Lautzenheiser said that the current Area Plan Commission attorney agreed to the same terms for the upcoming year.

Motion to Approve: Bill Horan

Second: John Schuhmacher

Vote: 9-0

**Letter of Support – Next Level Trails Grant**

Michael Lautzenheiser explained that the letter is not needed any more this year due to the cost estimate coming in higher than expected. He said that it will be looked at again next year.

**DISCUSSION:**

**COMPREHENSIVE PLAN UPDATE**

Michael Lautzenheiser talked about being in the middle of the 10-year plan. He said it is time to review the plan and look at updates and amendments that are needed. He mentioned recreating the steering committee and starting the process for a survey to help with the update.

**DOWNTOWN REVITALIZATION UPDATES**

Michael Lautzenheiser gave a recap of the things continuing to make progress. He talked about the plaza project and the casino night fundraiser for Ossian that was coming up. He explained how the comprehensive plan will help with the next steps that are required.

**HOUSING STUDY UPDATE**

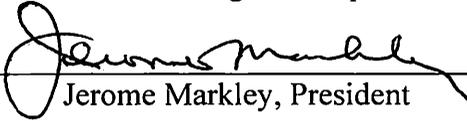
Michael Lautzenheiser talked more about adding tourism to the study and figuring out how to make Bluffton and Ossian get better housing availability.

**ADVISORY:**

Jerome Markley confirmed the December 5, 2019, meeting.

**ADJOURN:**

John Schuhmacher made a motion to adjourn the meeting. Becky Stone-Smith seconded the motion to adjourn the November 7, 2019, Area Plan Commission meeting at 8:23 p.m.

  
Jerome Markley, President

ATTEST:   
Michael Lautzenheiser Jr., Secretary