

ROLL CALL

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

Michael Lautzenheiser, Jr., Director

The January 2, 2020, meeting of the Area Plan Commission was called to order at 7:00 p.m. by Michael Lautzenheiser, Jr. Nine members were present. The Common Council of Bluffton and the Town of Ossian had yet to officially appoint someone to the board.

ELECTION OF OFFICERS FOR 2020

President: Jerome Markley
Motion to retain the same President: Jarrod Hahn
Second: Becky Stone-Smith
Vote: 9-0

Vice-President: Bill Horan
Motion to elect Vice-President: Becky Stone-Smith
Second: Jarrod Hahn
Vote: 9-0

Secretary: Michael Lautzenheiser, Jr
Motion to retain the same Secretary: Jarrod Hahn
Second: Bill Horan
Vote: 9-0

Jerome Markley conducted the meeting from this point forward. He explained that Ossian had yet to appoint anyone to the board for this year and that Josh Hunt was at the meeting to observe as he hadn't been officially appointed as of the meeting.

Appointment to the BZA: Tim Rohr
Motion to appoint Tim Rohr for the BZA appointment: John Schuhmacher
Second: Jarrod Hahn
Vote: 9-0

Plat Committee: Michael Lautzenheiser, Jr., Jarrod Hahn, Bill Horan, Jerry Petzel, and Nick Huffman
Motion to select Plat Committee members: Jarrod Hahn
Second: Erin Kreigh
Vote: 9-0

APPROVAL OF MINUTES:

Jarrold Hahn made a motion to approve the minutes with changes from the December 3, 2019, meeting. Tim Rohr seconded the motion; the motion carried 9-0.

OLD ITEMS:**A 19-11-17 WELLS COUNTY Zoning Ordinance Amendments**

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

Michael Lautzenheiser gave a recap regarding the information that had been updated since the last meeting regarding the setback and noise dBA setback. He explained the inverse square law which is best used to measure sound. The board had a discussion on sound levels. Jerome Markley asked if there were any additional board questions or comments. Jarrod Hahn asked if the office had received any calls. Mr. Lautzenheiser said that there had been a few calls, but no comments had been made. Tyson Brooks confirmed the setbacks that were being presented at the meeting. Mr. Markley opened the discussion to the public for questions and comments. Bill Morris said that he felt the proposed ordinance is a good fit. He said that Mike did an excellent job on the changes during this amendment discussion. Bill Horan asked if the 200' setback could still be farmed. It was said that farming would still be allowed. Mr. Markley asked if after being decommissioned could it be turned back to farm ground. Mr. Lautzenheiser explained how most panels are installed. Jack Pace asked if there was an arrangement made to maintain the ground between the panels. Mr. Hahn said that it wasn't up to the board to regulate that matter. Mr. Lautzenheiser said that the ordinance doesn't regulate general maintenance. Mr. Pace said that he was for solar over wind. Todd Fiechter talked about the proposed project by Invenergy. He talked about Jay County and the solar regulations there and how the proposed Wells County regulations are a lot more restrictive. Mr. Hahn said that we are basing our solar ordinance off Madison County and that the 200' setback is becoming an industry standard. Mr. Markley said that the board needs to decide if the ordinance is supposed to attract or discourage solar companies. John Schuhmacher said that we need a balance between regulations and free reign. Mr. Lautzenheiser said that the developer can always ask for modifications to be made when presenting the development plan as well. Mr. Pace said that he wants the county to look at the county as a whole and not just industry. Josh Hunt asked if any leases were signed with the company mentioned at the meeting. Mr. Fiechter said that he had signed leases in both Jay County and Wells County. Erin Kreigh asked what the disadvantage was to have similar regulations as our neighboring counties. There was discussion on the pros and cons of having local control. The board also discussed the number of Plat Committee petitions needed for additional septic work and felt that the 200' setback was a good buffer to have.

Motion to Send a Do Pass Recommendation as written: Tyson Brooks

Second: Tim Rohr

Vote: 8-1 (Erin Kreigh)

NEW ITEMS:

A 20-01-01 JEFFERSON TWP. SE/4 15-28N-12E FHG Development requests an approval of a Major Subdivision for 116 lots. The property is located off 900 N, Ossian, IN 46777 and is zoned R-2.

The board was notified of a request made to the office to continue this to the February meeting.

Motion to continue to the February 6, 2020, meeting: Jarrod Hahn

Second: John Schuhmacher

Vote: 9-0

OTHER BUSINESS:

2019 End of Year Report

Michael Lautzenheiser gave a recap of the 2019 year. He said that 2019 was slow to start but finished strong. Mr. Lautzenheiser asked for a motion to accept the report if there weren't any questions.

Motion to accept report: Bill Horan
Second: Erin Kreigh
Vote: 9-0

2019 Plan of Operations

Michael Lautzenheiser gave a recap of the proposed plan for 2020. He said that there were no major changes for this coming year. He talked about the steering committee for the comprehensive plan update to take place this year. Mr. Lautzenheiser asked for a motion to accept the report if there weren't any questions.

Motion to accept report: Bill Horan
Second: Erin Kreigh
Vote: 9-0

2020 Board Contact Sheet

The board was asked to review their contact information and notify the office of any changes. There will be a final sheet for review at the next meeting.

DISCUSSION:

COMPREHENSIVE PLAN

Michael Lautzenheiser talked about the upcoming meeting on January 16, 2020, which will be the first meeting for the Steering Committee to go over possible changes to the comprehensive plan.

DOWNTOWN REVITALIZATION UPDATES

Michael Lautzenheiser talked about the Bluffton and Ossian being geared up for the new year. He mentioned Brrr Fest coming up and the new round of the Community Reinvestment Program (CRP) to help improve downtown Bluffton. He also talked about Ossian's plan for construction this year.

HOUSING STUDY UPDATE

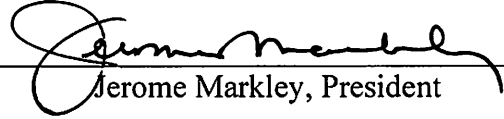
Michael Lautzenheiser talked about possible developments both small and large. He said that things are starting to look up.

ADVISORY:

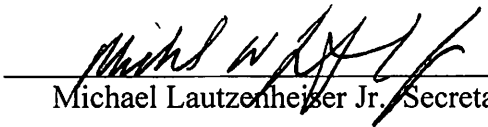
Jerome Markley confirmed the February 6, 2020, meeting.

ADJOURN:

John Schuhmacher made a motion to adjourn the meeting. Tim Rohr seconded the motion. The January 2, 2020, Area Plan Commission meeting adjourned at 8:15 p.m.



Jerome Markley, President

ATTEST: 

Michael Lautzenheiser Jr., Secretary