

ROLL CALL

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

Michael Lautzenheiser, Jr., Director

The June 17, 2020, meeting of the Area Plan Commission was called to order at 7:06 p.m. by Jerome Markley. All members were present for roll call. Michael Lautzenheiser attended via phone. Jerome Markley welcomed the new Ossian Town Board appointee Melissa Woodworth.

APPROVAL OF MINUTES:

Jarrold Hahn made a motion to approve the minutes with changes from the May 7, 2020, meeting. Becky Stone-Smith seconded the motion; the motion carried 11-0.

Jarrold Hahn made a motion to approve the minutes with changes from the May 27, 2020, meeting. Tim Rohr seconded the motion; the motion carried 11-0.

NEW ITEMS:

A 20-06-11 JEFFERSON TWP. SE/4 15-28N-12E FHG Development (Crosswind Lakes) requests an approval of a Major Subdivision for 113 lots. The property is located off 900 N, Ossian, IN 46777 and is zoned R-2.

Brett Miller, MLS Engineering, presented the major subdivision along with Brent & Brady Keahr. Mr. Miller discussed the changes to the design and how they redeveloped the plat and started over and eliminated the duplex portion that was previously designed. Mr. Miller explained the new tile that would be installed to prevent any flow into The Bridges addition. Jerome Markley asked is there was anything from the Plat Committee regarding the petition. Suzie Gentis explained the modifications that would be needed according to notes left from Michael Lautzenheiser. Mr. Markley asked if there were any questions from the board. Tim Rohr asked where the water will go from pond #1. Mr. Miller explained that it would go into the 36 inch tile according to the drawing provided. Michael Lautzenheiser via phone said that the naming of the street can be done through the secondary plat. Mr. Markley asked if there were any comments or questions from the public. Kirby Sink & Larry Heckber both mentioned being unaware of the changes and didn't have any time to review. They wanted their attorney to review everything before they agreed to the plans. Jarrold Hahn mentioned an email that was included for the board from Jim Breckler. He explained the details of the storm water drainage and said that it doesn't have any bearing on tonight's decision. Mr. Miller said that they are asking for primary plat approval which included lot layout, streets, etc. There was discussion from Mr. Sink and Jarrold Hahn regarding when the ground was sold.

Recommendations: Traffic recommendations sent to the Town of Ossian
 Secondary Plat Approval : Plat Committee
 Motion to Approve with Modifications as highlighted: Tyson Brooks
 Second: Erin Kreigh
 Vote: 11-0

OLD ITEMS:

A 20-04-08 LANCASTER TWP. SE/4 21-27N-12E RTT Investments LLC requests approval for a new apartment complex and storage facility. The property is located at 2200 & 2250 N Main St., Bluffton, IN 46714 and zoned R-3 & B-3.

Cody Ward, MLS Engineering, presented the development plan. He explained the Bluffton Apartments and Storage layout and details for the plan. He talked about the updates that have been made to the plans from the previous meeting. He said that INDOT gave permission for a dedicated right and left turn lane to be placed. Mr. Ward also talked about how the proposed road connection would take place along with stubs for future connections. Jerome Markley asked if the board had any questions regarding the petition. There were none at that time. Mr. Markley introduced the attorney for the Area Plan Commission and asked Colin Andrews to speak regarding the petition. Mr. Andrews gave a recap of the duties he performs for the Area Plan Commission office and their various boards. He then explained the wording in the deeds giving rights to the use in the easement areas as described in the recitals. Mr. Markley asked Colin to put everything into layman terms for the meeting. Mr. Andrews explained the easement and that it gives the county authority and asked if this development met the comprehensive plan. If so, then it was a non-issue. Jarrod Hahn spoke about a conversation with a commissioner to possibly restrict road access during the construction.

Jerome Markley asked for public comment regarding this petition. Crystal Streeter asked if the intention of the deed when created may not have been meant for how it would be used today and wanted to know if there is action that could take place to reverse it. Colin Andrews said that property law can be difficult over long periods of time and that it said equal use of all tracts. There was discussion on similar use, the developer's rights to develop, and what happens if something goes wrong. Jamie Vendal said it seemed like they were just checking boxes and whose cost it is to fix roads when there is damage. Jarrod Hahn explained the jurisdictions and who would be responsible for what. There was discussion on annexation. Mr. Hahn discussed the next step needed since there would be a public road going through the property. John Whicker, Mayor of Bluffton, said that there is no reason that the city and the county can't come to a decision together, and that this is a mutual interest for the roads to be upgraded. Brian Buuck said that there is a difference between legally right and ethically right. He said he didn't want an additional 100 cars going through their neighborhood. He also mentioned the water issue and his concern for it getting worse. There was discussion on the fencing and landscape barriers that were mentioned at the pervious meeting. Cody Ward talked about everything meeting the requirements and how drainage issues have been reviewed. He mentioned a temporary construction easement to help with the drainage issues. Mike McBride asked for clarification on how the connection would work and was grateful for the Mayor's statement. Tony Crowell, Attorney for City of Bluffton, said that blocking the street access is a safety issue not just for the proposed project but for North Oaks as well. He said that the ordinance should be followed. Bill Horan asked if it could be restricted for emergency traffic only. Mr. Crowell asked how that would be enforced. Mr. Hahn mentioned the different scenarios that were discussed during the plat committee meeting. Mr. Markley reviewed the recommended traffic control suggestions with everyone. Lori Steffen asked about the 7 items discussed at the last meeting. She said she is for making Bluffton a better place but would like to see fencing or a buffer. Suzie Gentis explained the fence/buffer portion of the ordinance. Dean Vendal said that the increased traffic scared him and that this is already a done deal even though things haven't changed. He said to do what's right not what's legal. Mitch Fiechter asked why this apartment complex needed more than one entrance/exit as Pine Grove, Hampshire, and Capri all only have one entrance/exit. Mr. Markley explained the number of units for this complex and the number

of entrance/exit points needed according to the ordinance. Mr. Hahn also said that those complexes were built prior to this ordinance requirement. Isaac Stoller said that he understood the ordinance but wanted to know if there was a variance that would allow for only one connection point. He said while the apartments would be good for Bluffton, they wouldn't be good for North Oaks. Michael Lautzenheiser explained the connectivity portion of the ordinance via the phone. Donna Eisenhut asked about the drainage issue on her property. There was a discussion on the drainage issue and how things could possibly be corrected. Mr. Ward gave an updated statement regarding dumpster enclosures, adding evergreens back into the design, and the description of the detention areas.

Jerome Markley asked the board if there were any additional questions from the board. Tim Rohr asked if there was a playground area that could be added based on a comment from the general public. Rob Troxel said that there is a clubhouse and a pool for the residents to use and there wouldn't be a playground. Mr. Rohr asked who the apartments are aimed towards. Cody Ward said that they would be market rate apartments ranging from \$800 to \$1000 per month. The board discussed the 7 items from the prior meeting that Tyson Brooks mentioned. There was additional discussion on the connectivity of the roads. Joanna Campbell asked if a portion of the county road be decommissioned so that the roads couldn't connect. Jarrod Hahn said that for public safety there shouldn't be a gate or chain to divert traffic. There was discussion on the timeline for completion. There was a review of what would need to be in the vote if one were to take place.

Motion to Approve with modifications as drafted in the findings of fact along with recommendations for traffic control to be sent to City of Bluffton and County Commissioners:
Tyson Brooks
Second: Bill Horan
Vote: 10-0-1 Melissa Woodworth abstained from voting due to not being at the previous meeting.

Jerome Markley thanked everyone for their attendance.

OTHER BUSINESS:

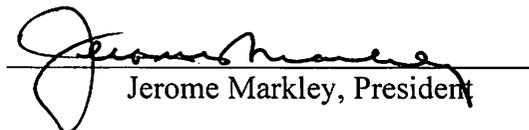
DISCUSSION:

ADVISORY:

Jerome Markley confirmed the August 6, 2020, meeting.

ADJOURN:

John Schuhmacher made a motion to adjourn the meeting. Becky Stone-Smith seconded the motion. The June 17, 2020, Area Plan Commission meeting adjourned at 9:36 p.m.


Jerome Markley, President

ATTEST: _____
Michael Lautzenheiser Jr., Secretary