

ROLL CALL

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

Michael Lautzenheiser, Jr., Director

The August 6, 2020, meeting of the Area Plan Commission was called to order at 7:00 p.m. by Jerome Markley. Ten members were present for roll call. John Schuhmacher was absent.

APPROVAL OF MINUTES:

Tim Rohr made a motion to approve the minutes with changes from the June 17, 2020, meeting. Becky Stone-Smith seconded the motion; the motion carried 10-0.

OLD ITEMS:

NEW ITEMS:

A 20-08-12 LANCASTER TWP. SW/4 22-27N-12E KVS LLC (Indiana Physical Therapy) requests approval for a 1050 sq. ft. building addition & parking lot expansion. The property is located at 2170 Commerce Drive, Bluffton, IN 46714 and is zoned B-3.

Brett Miller, MLS Engineering, presented the development plan. He said that Indiana Physical Therapy is looking to expand their existing facility and with that expand the parking lot as well. He said that there would not be any changes in drainage as they are going to continue using onsite drainage. Jerome Markley asked if there was anything from Plat Committee. Michael Lautzenheiser said that there is deed work that still needs to take place, but the general site design was ok. Mr. Markey asked Jarrod Hahn about the drainage. Jarrod Hahn stated that the plan was using Lowe’s detention pond, and it was still well within the design. Mr. Markley asked for final questions from the board and or public. There were none.

Condition: deeds recorded
Motion to Approve: Jarrod Hahn
Second: Bill Horan
Vote: 10-0

A 20-08-13 LANCASTER TWP. NE/4 28-27N-12E MidWest America Federal Credit Union requests approval for a 3,769 sq. ft. building w/ drive-thru canopy & parking lot. The property is located at 1840 N Main St., Bluffton, IN 46714 and is zoned B-3.

Dan Brincefield, Engineering Resources, presented the development plan. He talked about the location for the MidWest America Federal Credit Union and gave details regarding storm drainage. Jerome Markley asked is there was anything from Plat Committee. Michael Lautzenheiser said that they are using the shared detention basin that the other surrounding properties use and how it falls within the detention basin guidelines. He also talked about the variance already approved for the additional sign needed for the property. Mr. Markley asked for addition comments or questions from the board and public. There were none.

Motion to Approve: Jarrod Hahn
Second: Josh Hunt
Vote: 10-0

A 20-08-14 HARRISON TWP. SW/4 9-26N-12E Harrison Plaza LLC request approval for a 4.12 acre division of a minor subdivision. The property is located at 1643 S Harrison Plaza, Bluffton, IN 46714 and is zoned B-3

Joel Hoehn, Stody Associates, presented the division of a minor subdivision. He explained the project and how they were requesting to split off the unused portion of the building. Mr. Hoehn talked about the division wall. There was discussion from the board on the use of the building for the future. Michael Lautzenheiser discussed the modifications that would be needed. Jerome Markley asked about rezoning needed. Mr. Lautzenheiser said that it could possibly be needed in the future. Mr. Markley asked if there were any additional comments or questions from the board or public. There were none.

Modification: 0' setback, and property size reduction
Motion to Approve: Bill Horan
Second: Becky Stone-Smith
Vote: 10-0

OTHER BUSINESS:

V2019-026 Rodger and Connie Watt

Michael Lautzenheiser said that they are continuing to get work done on the property, but there is still a ways to go. He said that the office is needing to get an updated timeline from the property owners. There was board discussion as to how long to continue the violation for another update.

Motion to continue to October 2020 meeting or next scheduled meeting: Jarrod Hahn
Second: Erin Kreigh
Vote: 10-0

COMPREHENSIVE PLAN:

Michael Lautzenheiser talked about the survey results. He said that we had 780 responses compared to the 100 responses during the last comprehensive plan update. There was board discussion on the survey. Mr. Lautzenheiser said that the hard questions had to be asked to affectively update the next version. He discussed the remaining schedule for the plan update.

REVITALIZATION UPDATES:

Michael Lautzenheiser gave an update on Downtown Bluffton and the murals that will be happening soon at 3 locations. He also spoke about Ossian and how the amphitheater was under construction and how they are starting to get entertainment plans in progress.

HOUSING STUDY UPDATE

Michael Lautzenheiser said this seems to be a year of housing projects. He said that there are things to consider regarding the comprehensive plan update and future ordinances. Mr. Lautzenheiser also talked about the road in progress for the RTT project, and the drainage issue in North Oaks is getting started.

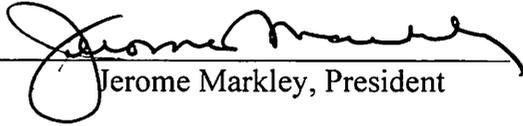
DISCUSSION:

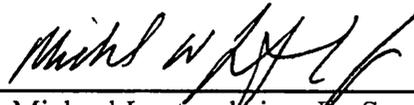
ADVISORY:

Jerome Markley confirmed the September 10, 2020, meeting. He made note that it would be the 2nd Thursday of September.

ADJOURN:

Josh Hunt made a motion to adjourn the meeting. Becky Stone-Smith seconded the motion. The August 6, 2020, Area Plan Commission meeting adjourned at 7:54 p.m.


Jerome Markley, President

ATTEST: 
Michael Lautzenheiser Jr., Secretary