

ROLL CALL

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

Michael Lautzenheiser, Jr., Director

The September 10, 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. Becky Stone-Smith was absent.

**APPROVAL OF MINUTES:**

Jarrold Hahn made a motion to approve the minutes with changes from the August 6, 2020, meeting. Tyson Brooks seconded the motion; the motion carried 9-0-1. John Schuhmacher abstained from voting.

**OLD ITEMS:**

**NEW ITEMS:**

**A 20-09-15 JEFFERSON TWP. SW/4 21-28N-12E OD, INC requests approval for a regional detention pond. The property is located at the southwest corner of 850 N & SR 1, Ossian, IN 46777 and is zoned I-1.**

Brett Miller, MLS Engineering, presented the development plan for the regional detention pond. Jerome Markley asked Michael Lautzenheiser if he had anything else to add in regard to this petition. Michael Lautzenheiser said that this project is helping to resolve an existing violation as well as prepare for future development in that area of Ossian. Mr. Markley asked the same of Jarrold Hahn. Jarrold Hahn said that in years past developers had options as to what method they used to calculate storm water drainage; however, after the project was proposed, they were requested to use a different format of calculations. He also suggested that if Ossian’s engineer wants only that type of storm water calculations to be used, it needs to be more upfront for future projects. Mr. Markley asked if there would be any drainage issues to the adjoining property owners. Mr. Hahn didn’t think there would be any problems. Mr. Markley asked if there were any comments or questions from the board or the general public. Gene Donaghy, OD Inc investor, stated that this detention pond would allow future building on all properties compared to each property having it’s own detention area. Tyson Brooks asked if the office had received any calls or emails. Mr. Lautzenheiser said there were none. Chad Kline, Wells County Economic Development Director, explained the timeline for the stages on the regional detention project. Mr. Markley reviewed what would be needed if a motion were to be made.

Condition: Encroachment Agreement  
Motion to Approve: Bill Horan  
Second: Jarrold Hahn  
Vote: 10-0

**A 20-09-16 Adams Street TIF Declaratory Resolution**

Chad Kline, Wells County Economic Development Director, explained the TIF Resolution that was needed to help educational programs through WorkForce Development and other school programs. Jarrod Hahn and Chad Kline had a discussion on the amount of funds available for programs, water line project, and the timeline on the TIF. Mr. Markley asked for addition comments or questions from the board and public. Mr. Kline said that he had updated copies for signatures with a corrected date on them. A copy of the resolution is attached to the minutes.

Motion to Approve: Tyson Brooks

Second: Josh Hunt

Vote: 10-0

**OTHER BUSINESS:****V2020-005 Velma Grover**

Michael Lautzenheiser explained the violation of the two manufactured homes that had been brought onto the property. He said that one had been removed, but the other was still needing to be removed. Velma Grover thought that it was just to be moved to a different location on the property. Mr. Lautzenheiser explained that it needed to be removed. The property owner said it would be removed.

**COMPREHENSIVE PLAN:**

Michael Lautzenheiser talked about the second, shorter survey results. He explained how the proposed comprehensive plan was being prepared and divided into three sections for review by the board. He said that tonight we would be covering the land use section; next month would be transportation, followed by quality of life and natural disaster the month after. Mr. Lautzenheiser said that we need to agree on a strong policy statement for each section that helps explain when the document would be used regarding future decisions. He talked about and reviewed the different parts of the land use section. On the topic of structural regulations, Josh Hunt mentioned his hope for the county adopting an unsafe building code. Mr. Lautzenheiser reviewed each of the zoning categories and land use items. There was discussion on survey questions and how they were answered. Everyone discussed a number of quality of life items of which Mr. Lautzenheiser said would be discussed and reviewed at another review meeting.

**REVITALIZATION UPDATES:**

Michael Lautzenheiser gave an update on a downtown building in Bluffton that will not be torn down now. He said that the new owner is wanting to improve the building. Mr. Lautzenheiser said that Ossian project is still moving forward as well.

**HOUSING STUDY UPDATE**

Michael Lautzenheiser said there could be more housing projects coming in the future.

**DISCUSSION:****ADVISORY:**

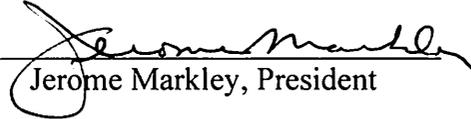
Jerome Markley confirmed the October 1, 2020, meeting.

Michael Lautzenheiser mentioned the budget and the line item for Legal Services. After discussion, the board voted to send half of the budget to the trust fund at the attorney's office.

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

**ADJOURN:**

John Schuhmacher made a motion to adjourn the meeting. Tyson Brooks seconded the motion. The September 10, 2020, Area Plan Commission meeting adjourned at 8:37 p.m.

  
Jerome Markley, President

ATTEST:   
Michael Lautzenheiser Jr., Secretary

ORDER OF THE WELLS COUNTY AREA PLAN COMMISSION DETERMINING THAT A RESOLUTION AMENDING THE DECLARATORY RESOLUTION AND PLAN APPROVED AND ADOPTED BY THE BLUFFTON REDEVELOPMENT COMMISSION CONFORMS TO THE COMPREHENSIVE PLAN AND APPROVING SAID RESOLUTION AND PLAN

WHEREAS, the Bluffton ("City") Redevelopment Commission ("Commission") adopted a declaratory resolution on December 31, 2007, as supplemented and amended to date (collectively, as supplemented and amended to date, "Declaratory Resolution"), as confirmed by a confirmatory resolution adopted on January 22, 2008, as supplemented and amended to date (collectively, as amended, "Confirmatory Resolution"), establishing, expanding and amending the boundaries of the Adams Street Economic Development Area ("Area"); and

WHEREAS, the Declaratory Resolution and the Confirmatory Resolution are hereinafter collectively referred to as the "Area Resolution;"

WHEREAS, the Area Resolution approved the Economic Development Plan, as amended (collectively, as amended, "Original Plan") which Original Plan contained specific recommendations for economic development in the Area;

WHEREAS, on March 31, 2020, the Commission adopted a resolution amending the Area Resolution ("Amending Declaratory Resolution") and Original Plan to add the programs/projects set forth on Exhibit A attached to the Amending Declaratory Resolution in, serving or benefiting the Area to the list of projects in the Original Plan ("2020 Plan"); and

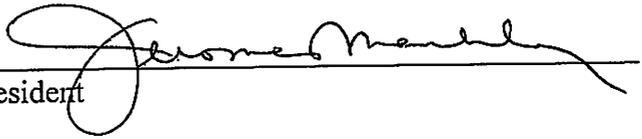
WHEREAS, IC 36-7-14-16 requires approval of the Amending Declaratory Resolution and the 2020 Plan by the Wells County Area Plan Commission ("Plan Commission");

NOW, THEREFORE, BE IT ORDERED BY THE WELLS COUNTY AREA PLAN COMMISSION, AS FOLLOWS:

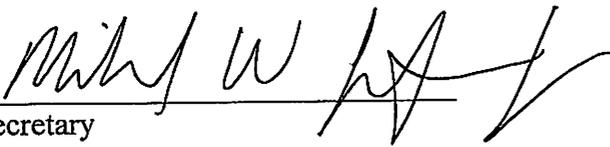
1. The Amending Declaratory Resolution and the 2020 Plan conform to the Comprehensive Plan of development for the City.
2. The Amending Declaratory Resolution and the 2020 Plan are in all respects approved.
3. The Secretary of the Plan Commission is hereby directed to file a copy of the Amending Declaratory Resolution and the 2020 Plan with the permanent minutes of this meeting.

Passed by the Wells County Area Plan Commission, this 10<sup>th</sup> day of September, 2020.

WELLS COUNTY AREA PLAN COMMISSION

  
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President

ATTEST:

  
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Secretary