

ROLL CALL

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

Michael Lautzenheiser, Jr., Director

The June 03, 2021, meeting of the Area Plan Commission was called to order at 7:01 p.m. by Jerome Markley. Nine members were present for roll call. Cory Elzey and Becky Stone-Smith were absent.

**APPROVAL OF MINUTES:**

Tim Rohr made a motion to approve the minutes with changes from the May 6, 2021, meeting. Bill Horan seconded the motion; the motion carried 9-0.

**OLD ITEMS:**

**A21-05-14 HARRISON TWP. SE/4 8-26N-12E Biggs, Inc. requests an approval of a Major Subdivision for 46 lots. The property is located on Hoosier Highway south of Greenfield Farms, Bluffton, IN 46714 and is zoned R-2.**

Michael Lautzenheiser Jr. explained that Biggs Inc. is asking for a waiver for pond setback, due to backyards and farm fields and a secondary approval of the plat committee.

Jerome Markley asked if the pond was close to the road. Mike replied that is not close to the road. There was a board discussion on the pond setback, as looked upon at the plat committee. Mr. Markley asked if there were any additional questions or comments from the board or the public. There were no additional comments.

Modifications: Waiver for pond setback and secondary approval of plat committee.

Motion to approve with modifications: Jarrod Hahn.

Second: Tyson Brooks

Vote: 9-0

Motion to approve secondary approval: Jarrod Hahn

Second: Josh Hunt

Vote: 9-0

**NEW ITEMS:**

**A 21-06-16 LANCASTER TWP. SE/4 27-27N-12E Flat Creek LLC requests an approval of a Major Subdivision for 154 lots. The property is located on 100 N east of North Shore Drive, Bluffton, IN 46714 and is zoned R-2.**

Jeff Shelton, property owner, and Brett Miller of MLS Engineering represented the petition for the proposed Major Subdivision. Mr. Miller talked about the size of Flat Creek lots, and also another feature of the subdivision, a four acre park possibly in phase two. He talked about section 1 lots 1-29 and section 2 lots 30-69. There will be six connection points with the main one being off Dustman road, with sidewalks on both side, of street They are working with the city on stop signs, traffic, lighting at the intersections, and yard lights for each lot. Mr. Miller has been in communication with the city officials on the plans. He also talked about the storm sewer,

sewer and water coming down Dustman Road, and discussions regarding connections, waivers, and cul-de-sacs. Mr. Miller stated he would be talking with the city in more detail in the coming days as the process goes on. Jarrod Hahn had questions on cul-de-sacs and shared drives. Mr. Hahn stated the tile drain in phase two, was the results of the engineer and the developer working together. There was a discussion on the tile work need. Michael Lautzenheiser explained the detailed review of this petition and the City of Bluffton department head compliance report in more detail as. Jerome Markley commented on the number of waivers for this petition. Mr. Lautzenheiser explained some of the items might be potential ordinance changes in the near future. There was a discussion on waivers. Jerome Markley asked for board comments or questions. Mr. Markley asked about the pond setback. Mr. Lautzenheiser explained about the common areas not meeting the 50 feet setback for the ponds. There was a discussion on farm ground, and chemical runoff into the pond. Mr. Lautzenheiser explained why the ground around the pond is flat for easier access for work to be done on the tile if needed. Mr. Markley asked if there were any comments or questions from the public. Bluffton Mayor John Whicker stated he is here to endorse this project on the behalf of the City of Bluffton. He added there are still some issues to work/out for this project. Dan Schaefer came forward and expressed his appreciation on concerns prior to the submittal of the plans for Flat Creek. Mr. Miller added that lots 45-49 have agreements to sell buffer ground to each owner of these lots. Mr. Miller stated they are on the City Council meeting for June 22 for variance requests. Mr. Markley asked if there were any comments or questions from the public or the board. There were no additional comments or questions.

Motion to approve the petition with the list of waivers in the Director's opinion letter and letters from the adjacent land owner: Tyson Brooks

Second: Josh Hunt

Vote: 9-0

Motion to Approve Secondary Plat Approval through Plat committee: Tyson Brooks

Second: Jarrod Hahn

Vote: 9-0

Motion to waiver rules :Jarrod Hahn

Second: Josh Hunt

Vote: 9-0

**A 21-06-17 HARRISON TWP. SE/4 4-26N-12E Andrew Shively Inc. requests an approval for a zoning change to R-2. The property is located at 125 E. South, Bluffton, IN 46714 and is zoned B-1.**

Michael Lautzenheiser discussed the procedure for moving forward without a representative for the petition. There was board discussion.

Motion to waive rules of petition for representative: Jarrod Hahn

Second: Josh Hunt

Vote: 9-0

Michael Lautzenheiser explained the petition for the zoning change. Mr. Lautzenheiser said the property is located on the southeast side of the regional campus; Bluffton Regional converted it into office space. Andrew Shively, Inc., bought the property and is wanting to convert it back

into a residential property. Jerome Markley asked if there were any questions or comments from the board. Jarrod Hahn confirmed the surrounding area is zoned residential. There was discussion on B zoned homes in the area. Mr. Markley asked if there were any questions or comments from the public. There were no comments or questions.

Motion to send a Do Pass Recommendation to Bluffton Common Council: Bill Horan  
Second: John Schuhmacher  
Vote: 9-0

#### **OTHER BUSINESS:**

##### **Review of Meeting Procedures for Contested Petitions**

Michael Lautzenheiser discussed a possible Solar Farm coming later in the year. Mr. Lautzenheiser discussed the expectations for petitions from the APC board looking at the facts that meet the ordinance, value of waivers and conditions of approval. There was a discussion from the board about having an overlay district in place before the petition would be heard for the development plan.

##### **Flow Chart for Major Subdivisions**

Michael Lautzenheiser talked about the newly proposed flow chart for Major Subdivisions, that will help everyone stay on the same page from the beginning to the end of the projects.

##### **Liberty Center/ Murray Rezoning Discussion**

Michael Lautzenheiser talked about a study of regional rezoning project for the incorporated areas northwest and northeast of Bluffton leading to Murray and Liberty Center. Mr. Lautzenheiser discussed the map for rezoning areas with flowage easements, parts that are conservation areas, and floodplain. There was a discussion on overage capacity in these areas and the rezoning requirements. The board will not consider the rezoning project before the August meeting.

#### **COMPREHENSIVE PLAN:**

Michael Lautzenheiser discussed a timeline for the continuation of the Comprehensive Plan review.

#### **REVITALIZATION UPDATES:**

Michael Lautzenheiser talked about the summer schedules for Bluffton and Ossian. He commented that it's an exciting time to be in Wells County. Mr. Lautzenheiser talked about alley improvements and parking possibilities in downtown Bluffton.

#### **HOUSING STUDY UPDATE:**

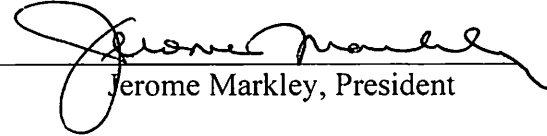
Michael Lautzenheiser stated there is a lot of things on pause. Mr. Lautzenheiser discussed the three primary plats: Parlor City, Flat Creek Point, and Greenfield Farms. There was discussion about Crosswind Lakes selling lots. There was a discussion on taxes for builders.

#### **ADVISORY:**

The board confirmed the July 1, 2021, meeting.

**ADJOURN:**

John Schuhmacher made a motion to adjourn the meeting. Tim Rohr seconded the motion. The June 3, 2021, Area Plan Commission meeting adjourned at 8:32 p.m.

  
Jerome Markley, President

ATTEST:   
Michael Lautzenmeiser Jr., Secretary