

ROLL CALL

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

Michael Lautzenheiser, Jr., Director

The November 4, 2021, meeting of the Area Plan Commission was called to order at 7:00 p.m. by Jerome Markley. Nine members were present for roll call. Cory Elzey & Melissa Woodworth were absent.

**APPROVAL OF MINUTES:**

Tim Rohr made a motion to approve the minutes with changes from the September 9, 2021, meeting. Jarrod Hahn seconded the motion; the motion carried 9-0.

**OLD ITEMS:**

**NEW ITEMS:**

**A 21-11-22 HARRISON TWP. NE/4 4-26N-12E Craig & Cynthia Stauffer requests a rezoning change to R-2. The property is located at 127 E Central Ave., Bluffton, IN 46714 and is zoned B-1.**

Craig & Cynthia Stauffer presented the rezoning request to the board. They explained that the rezoning was needed to build a home due the current business zoning. There is discussion on upcoming revision for the comprehensive plan, Vision 2035, and how it would suggest the zoning change for this property and some of the surrounding as well. Jerome Markley asked if there were any additional questions or comments from the board. There is a discussion on what was allowed in R-2 zoning. Mr. Markley asked if there were any questions or comments from the board or the public. There were no additional questions or comments.

Motion to send Do Pass to Bluffton: Bill Horan

Second: John Schuhmacher

Vote: 9-0

**A 21-11-23 ROCK CREEK TWP. NW/4 1-27N-11E Crown Homes Inc requests a rezoning change to R-2. The property is located at 5957 N Main, Uniondale, IN 46791 and is zoned B-1.**

Chad Ringger represented the rezoning request. He explained that they were wanting to demo the current building and rebuild in the same location for a home. There was discussion on the neighboring properties. Jerome Markley asked if there were any questions or comments from the public or board. There were no additional questions or comments.

Motion to send Do Pass to Uniondale: Jarrod Hahn

Second: Becky Stone-Smith

Vote: 9-0

**A 21-11-24 JEFFERSON TWP. NE/4 21-28N-12E Pena’s Property LLC requests Development Plan Approval for a 10,200 square foot building addition. The property is located at 405 Carol Ann Lane, Ossian, IN 46777 and is zoned I-1.**

Jon Fyfis, C E & M Inc, and Isaac Pena, Pena’s, represented the petition. They talk about the expansion of the current building to add additional manufacturing space. Jerome Markley asked for any board comment or questions. There was discussion on the drainage for the property with the detention area being to the east. Michael Lautzenheiser mentioned the Town of Ossian’s sign-off sheet. Mr. Fyfis mentioned the additional water line tap that was needed and not shown on the drawings. Mr. Lautzenheiser said that updated drawings would be needed as well as a revised sign-off from the Town of Ossian. Mr. Markley asked Jarrod Hahn about the drainage. Jarrod Hahn talked about the regional detention area for that property. Mr. Markley asked about the findings of facts and the answers that were not completed. Mr. Lautzenheiser said that the office could complete the missing answers. Mr. Markley asked if there were any questions or comments from the board or the public. There were no additional questions or comments. Mr. Markley reviewed the condition that would be needed if the board decided to approve the petition.

Condition: Updated drawing and new approval from Town of Ossian.

Motion to Approved with Condition: Tyson Brooks

Second: Josh Hunt

Vote: 9-0

**OTHER BUSINESS:**

**V2021-001 – Tony & Kelly Herman – Junk Accumulation**

Michael Lautzenheiser reviewed the violation. He mentioned progress that was done and what still needed to be done. Tony Herman was present to answer any questions. He explained that it was originally his father’s property and that his father wasn’t one for throwing things away. He also mentioned that his extra time was occupied taking care of his father who just passed away at the end of October. There was board discussion on a timeline and 90 days was suggested.

Motion to continue to February 3, 2022, meeting with follow-up prior: Tyson Brooks

Second: Becky Stone-Smith

Vote: 9-0

**V2020-027 – John D Zoll – Manufactured Home as accessory structure**

Michael Lautzenheiser gave a recap of the violation. He said that Mr. Zoll contacted the office stating that it was cleaned out and was waiting to hear back from the fire department to see if they will burn it for him. There was board discussion on what the next step should be. It was agreed that the office would send a letter to Mr. Zoll stating that it needs to be removed prior to the January 6, 2022, meeting or it would be turned over to the board’s attorney.

Motion to continue to January 6, 2022: Josh Hunt

Second: Tyson Brooks

Vote: 9-0

**V2021-007 – Justin JT Miller – Junk Yard/Junk Accumulation**

Michael Lautzenheiser gave a recap of the violation. Jerome Markley mentioned the email that was printed for the board. Mr. Lautzenheiser said that there was progress made but felt there was still work to be done and asked the board for their opinion. There was discussion on the progress

made and the board felt that there was more work to still be done. They suggested continuing the violation to the January 6, 2022, meeting as well as sending a letter to the property owner stating what was still needing to be removed or stored inside.

Motion to continue to January 6, 2022: Tyson Brooks  
Second: Becky Stone-Smith  
Vote: 9-0

**Wells County Vision 2035**

Michael Lautzenheiser talked about the survey results and the feedback that was given. Jerome Markley asked if they were available online due to some of the comments. There was discussion on the feedback given and that there were some good ideas given. Mr. Lautzenheiser said that it was a good response for being survey #3. He is hopeful to have a document finalized for review at an upcoming meeting.

**Liberty Center/ Murray Rezoning Discussion**

Michael Lautzenheiser explained that he is wanting to address this in the Vision 2035 plan first and then proceed with the rezoning possible in the spring.

**2022 Meeting Calendar**

Michael Lautzenheiser asked the board for their approval of the upcoming year's meeting schedule. There was discussion on virtual attendance.

Motion to Approve: Jarrod Hahn  
Second: Tim Rohr  
Vote: 9-0

**REVITALIZATION UPDATES:**

Michael Lautzenheiser said that the 2022 application for the CRP program has been approved and applications are due from property owners in early January 2022. He also mentioned that the Pathways Project fundraising should be starting in a few weeks. Mr. Lautzenheiser talked about Ossian's Casino Night fundraiser coming up.

**TRAILS UPDATE:**

Michael Lautzenheiser talked about the Vera Cruz Kayak Launch Project and the progress being made. He also mentioned the Next Level Trails Grant and the local match fundraising that will be needed. Also mentioned was the possibility of a trail along SR 124.

**HOUSING STUDY UPDATE:**

Michael Lautzenheiser talked about Premier Flats being ready for their secondary plat approval. There was discussion on the occupancy for the apartment project and how they are doing great schedule wise. Mr. Lautzenheiser gave an update on Crosswind Lakes and the 5 lots sold as of that date. The board had a discussion on the Hoosier Highway project.

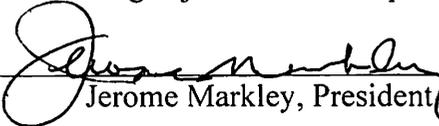
**ADVISORY:**

Michael Lautzenheiser asked if the board would be ok with improvements to the office space and getting new desks that would allow for standing or sitting. The board was ok with moving forward.

There was discussion on if there would be a December meeting. It was confirmed that the board would be notified as soon as a decision was made.

**ADJOURN:**

John Schuhmacher made a motion to adjourn the meeting. Becky Stone-Smith seconded the motion. The November 4, 2021, Area Plan Commission meeting adjourned at 8:07 p.m.

  
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Jerome Markley, President

ATTEST:   
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Michael Lautzenheiser, Jr., Secretary