

ROLL CALL

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

Michael Lautzenheiser, Jr., Director

The September 9, 2021, 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 July 1, 2021, meeting. Tim Rohr seconded the motion; the motion carried 10-0.

OLD ITEMS:

NEW ITEMS:

A 21-09-20 JEFFERSON TWP. NE/4 21-28N-12E Rethceif Properties, LLC requests Development Plan approval for a 19,375 square foot building addition. The property is located at 420 Industrial Park Way Ossian, IN 46777 and is zoned I-1.

Brett Miller represented the petition. Mr. Miller explained the addition and the drainage of the offsite water. The water will be relocated into the regional detention facility, and the sewer tap will be relocated out to the man-hole cover at 850 N. He also stated there will be no additional parking with the addition. Michael Lautzenheiser explained the Town of Ossian review. He stated the Town of Ossian will check the sewer tap for the addition. Jarrold Hahn asked about the property being annexed into the Town of Ossian. Mr. Lautzenheiser explained the annexation. 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 approve: Bill Horan

Second: Josh Hunt

Vote: 10-0

A 21-09-21 Bluffton TIF Declaratory Resolution- Adams Street West Economic Development.

Rick Elwell, president of the Bluffton redevelopment of the City of Bluffton, represented the TIF for Chad Kline. Mr. Elwell explained the Bluffton TIF Declaratory Resolution of Adams Street West Economic Development. Michael Lautzenheiser explained the TIF for this area will allow for the City of Bluffton to receive any new property tax revenue. The board had a discussion on the area of the TIF. Jerome Markley asked if the board members had any questions or comments. Mr. Markley asked if there were any questions or comments from the public or board. There were no additional questions or comments.

Motion to approve: Jarrod Hahn
 Second: Tyson Brooks
 Vote: 10-0

OTHER BUSINESS:

Wells County Vision 2030

Michael Lautzenheiser explained to the board about the vision for Wells County in the five to ten years. Mr. Lautzenheiser asked the board about the biggest issues that they see. Jarrod Hahn suggested the drainage infrastructure in Wells County be in the plan with who is responsible for the financial end of the drainage projects. Josh Hunt stated the need to look at property areas' standards better. The board had a discussion on the infrastructure of Wells County: board talked gravel roads/paved roads, sewer project in small towns, buildings that need to come down, the AEP project. Mr. Hahn suggested the sewer district set-up a loan program for people that can't afford to hook-up to the sewer system. Mr. Lautzenheiser talked about ranking the ideas and the cost of each project. He also explained that the APC will have a survey put together to get public input. The survey will be on the APC website, and the office will have paper copies at request.

Liberty Center/ Murray Rezoning Discussion

Michael Lautzenheiser explained that the best interest of the office would be to hold off until next year to start notification process for this project.

V2021-002- Jeffery R. Powell- Junk Accumulation

Michael Lautzenheiser explained he has been trying since February 26, 2021, to get Mr. Powell to comply with the county's ordinance. The board agreed it's time to send this violation to the APC attorney.

Motion to send to the APC attorney: Tim Rohr
 Second: Tyson Brooks
 Vote: 10-0

COMPREHENSIVE PLAN:

Already discussed.

REVITALIZATION UPDATES:

Michael Lautzenheiser said that Bluffton Now has announced information about the Downtown Pathways Project for downtown Bluffton. Mr. Lautzenheiser said Ossian is doing a good job getting their amphitheater going. He indicated that the Wells County Trails has announced a project regarding adding a kayak launch at the SR 301 bridges just outside of Vera Cruz.

HOUSING STUDY UPDATE:

Michael Lautzenheiser talked about the need for affordable housing for the average factory worker in our community. The board had a discussion on the housing need.

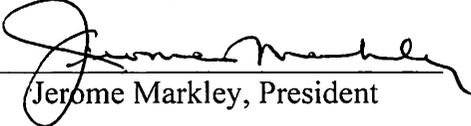
ADVISORY:

The rezoning petition for the overlay district for the Paddlefish solar project southwest of Liberty Center is expecting to come before the board very soon.

There will not be a meeting on October 7, 2021.

ADJOURN:

John Schuhmacher made a motion to adjourn the meeting. Tim Rohr seconded the motion. The September 9, 2021, Area Plan Commission meeting adjourned at 8:20 p.m.



Jerome Markley, President

ATTEST: 

Michael Lautzenheiser, Jr., Secretary