

ROLL CALL

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

Michael Lautzenheiser, Jr., Director

The January 6, 2022, meeting of the Area Plan Commission was called to order at 7:00 p.m. by Michael Lautzenheiser. Seven members were present for roll call. Cory Elzey, Jarrod Hahn, John Schuhmacher, and Melissa Woodworth were absent. John Schuhmacher arrived after elections and board appointments were made.

ELECTION OF OFFICERS FOR 2022

President: Jerome Markley
Motion to retain the same President: Tyson Brooks
Second: Becky Stone-Smith
Vote: 7-0

Vice-President: Bill Horan
Motion to retain the same Vice-President: Tyson Brooks
Second: Becky Stone-Smith
Vote: 7-0

Secretary: Michael Lautzenheiser, Jr
Motion to retain the same Secretary: Tyson Brooks
Second: Becky Stone-Smith
Vote: 7-0

Appointment to the BZA: Tim Rohr
Motion to retain the same BZA appointment: Tyson Brooks
Second: Becky Stone-Smith
Vote: 7-0

Plat Committee: Michael Lautzenheiser, Jr., Jarrod Hahn, Bill Horan, Nick Huffman, and Jerry Petzel
Motion to retain the same Plat Committee members: Tyson Brooks
Second: Becky Stone-Smith
Vote: 7-0

Jerome Markley conducted the meeting from this point forward. John Schuhmacher arrived for the meeting.

APPROVAL OF MINUTES:

Tim Rohr made a motion to approve the minutes with changes from the December 2, 2021, meeting. Becky Stone-Smith seconded the motion; the motion carried 8-0.

OLD ITEMS:**NEW ITEMS:**

A 22-01-01 LANCASTER TWP. NE/4 19-27N-13E Meyer Building LLC requests an approval for a zoning change to I-1. The property is located 2570 N Main St. and is zoned S-1.

Matthew Gerber represented the rezoning request. He talked about combining the 2 lots together and wanting the zonings to match. There was some board discussion on the current use of properties. Michael Lautzenheiser talked about the general layout and that the request would match the existing ground this parcel would be connected to. Jerome Markley asked for additional board comments or comments from the public. There were none. He reviewed the 3 motion options.

Motion to send a Do Pass Recommendation to County Commissioners: Tyson Brooks

Second: Josh Hunt

Vote: 8-0

A 22-01-02 ROCK CREEK TWP. NE/4 31-27N-11E David A Fiechter, etal requests approval for an expansion of the stone quarry. The property is located at SW corner of 100 N & 500 W, Bluffton, IN 46714 and is zoned A-1.

Matt Bertsch and Chase Fiechter represented the petition. Mr. Bertsch gave a review of the entire project and explained the phases in which the project would more than likely take place. The plans for development are to initially start with 3 ½ acres, and in the end, a total of 28 acres would be mined. There was discussion on the timeline and the need to start within 2 years and finish within 10 years based on the approval. Michael Lautzenheiser asked about additional approvals. Mr. Bertsch said that the IDEM permit hasn't been applied for as of the meeting. Jerome Markley asked about neighbors near the proposed expansion. There was discussion on the surrounding properties. The board discussed with the petitioner that the highway department would need to be involved with the culvert sizing and any repair needed. Mr. Markley asked if there would be any buildings. Mr. Fiechter said that no buildings were planned at this time. Tim Rohr asked how many acres are currently being mined on the other side of the road. Mr. Fiechter said between 16 and 18 acres. Tyson Brooks asked about the residence to the north. Mr. Fiechter said that long-term plans would be to purchase that home. Mr. Lautzenheiser mentioned them being at the meeting. Mr. Markley asked if there was anyone from the public who would like to ask any questions or voice comments. There was none. There was board discussion on dust control and complaints from past projects. Mr. Fiechter talked about shutting down on occasion due to complaints.

Motion to Approve: Bill Horan

Second: John Schuhmacher

Vote: 8-0

OTHER BUSINESS:

V2020-027 – John D Zoll

The Area Plan Commission discussed the violation. Michael Lautzenheiser said that no new contact has been made. He suggested sending it to the attorney.

Motion to send to APC Attorney: Josh Hunt

Second: Tyson Brooks

Vote: 8-0

V2021-007 – Justin JT Miller

Michael Lautzenheiser said that the property owner is making progress and that they are asking for another 30 days. Mr. Lautzenheiser said that with the amount of work that has been done he felt that they would be able to complete the work needed to close the violation. The board had a discussion on a timeline for the next review.

Motion to continue to next scheduled meeting with petitions: Tyson Brooks

Second: John Schuhmacher

Vote: 8-0

2021 End of Year Report

Michael Lautzenheiser gave a recap of the previous year. He said that it was a strong year. He talked about permits being down, but how petitions, especially plat committee petitions, had increased.

Motion to Approve: Josh Hunt

Second: Becky Stone-Smith

Vote: 8-0

2022 Plan of Operations

Michael Lautzenheiser talked to the board about the upcoming year and the plans for the office. He also mentioned the continuation of the Town Clean-Up Days, and how the office is hopeful for two locations again this year. He reviewed the approved budget for both APC & GIS areas and said he is looking forward to a good year with the upcoming Vision 2035 Plan and possible ordinance amendments as well.

Motion to Approve: Tyson Brooks

Second: Josh Hunt

Vote: 8-0

Approved 2022 Budget

The approved budget was provided the board.

Board Member Contact Sheet

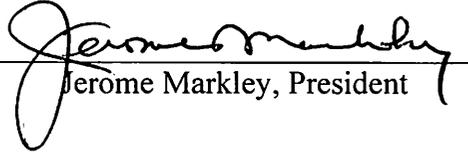
Jerome Markley asked the board members to review the contact sheet and let Suzie Gentis know if there were any changes.

ADVISORY:

The board talked about the upcoming February meeting. Suzie Gentis said that she would contact the board on the status of the meeting after the filing deadline.

ADJOURN:

Becky Stone-Smith made a motion to adjourn the meeting. John Schuhmacher seconded the motion. The January 6, 2022, Area Plan Commission meeting adjourned at 7:55 p.m.



Jerome Markley, President

ATTEST:



Michael Lautzenheiser Jr., Secretary