

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 April 7, 2022, 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 and Becky Stone-Smith were absent.

APPROVAL OF MINUTES:

Josh Hunt made a motion to approve the minutes with changes from the March 3, 2022, meeting. Tim Rohr seconded the motion; the motion carried 9-0.

OLD ITEMS:

NEW ITEMS:

A 22-04-03 Harrison TWP. SW/4 4-26N-12E Salamonie Steel Inc. requests approval for an additional parking area. The property is located at 601 S Bond St., Bluffton, IN 46714 and is zoned R-3.

Joel Hoehn from Stoodly Associates and Mike Pursifull from Pursifull Properties presented the development plan for the parking lot. Mr. Hoehn said he was delayed in getting everything turned in due to the amount of work his office is doing. There was discussion about the city's requirement listed on the sign-off sheet regarding the concrete approach needed. They also talked about the stormwater drainage on the property and the 1-time exemption the petitioner is wanting to use for the project. Tyson Brooks asked if there had been any calls from the neighbors. The hadn't been any calls to the office. Jerome Markley asked for further board questions or questions from the public. There were none.

Motion to Approve: Josh Hunt

Second: Tyson Brooks

Vote: 9-0

A 22-04-04 JEFFERSON TWP. NW/4 20-28N-13E CKB Farms LLC request approval for a 2 acre division of a minor subdivision. The property is located on 900 N between 675 E & 750 E, Ossian, IN 46777 and is zoned A-1.

Jordan Miller from Miller Land Surveying represented the petition. He mentioned the 2 acre sell-off they were wanting approval on. Michael Lautzenheiser reviewed the items from the Plat Committee and talked about the modification that would be needed for lot size due to the county tile easement and the neighbor's geothermal easement. There was discussion on the layout of the property. Jerome Markley asked for further board questions or questions from the public. Steve Collins, the adjoining landowner, shared his concerns for development on the portion of ground that has the geothermal easement. There was discussion on how easements worked, and it was mentioned that the easement would be shown on the GIS website.

Modification: Lot size reduction
Motion to Approve: Tyson Brooks
Second: Harry Baumgartner, Jr.
Vote: 9-0

A 22-04-05 LANCASTER TWP. NE/4 29-27N-13E G&D Tonner Inc, etal requests approval for a 5810 sq. ft. shop and kennel. The property is located on the SW corner of 200 N & 800 E, Craigville, IN 46731 and is zoned A-1.

Michael Veenhuizen, with Livestock Engineering, and Garrett Tonner represented the petition. Mr. Veenhuizen explained how the building would be designed. He mentioned the IDEM approval that was still needed, and they were currently working with the county health department to determine if it would be state or local approval for the septic design. Michael Lautzenheiser talked about the items from previous Plat Committee meetings. There was discussion on septic, well, manure disposal, and other departments that would need to be contacted. Jerome Markley asked about closest residence to the property. He also had questions on the layout of the property. Mr. Tonner explained the layout of the building on the property and the location they were looking to build on. Tyson Brooks asked if there had been any contact from neighbors. The office hadn't received any. Mr. Brooks stated that members of the community had reached out to him with concerns. He asked how many dogs there would be at the location at one time. Mr. Tonner stated it is around 6 now but more than likely not more than 18 in the future. There were questions on the sale of animals of which Mr. Tonner said they sell the puppies directly to the buyer. Mr. Markley asked if there were any further board questions or questions from the public. Mr. Brooks asked for a review of the motion that would be needed. Mr. Lautzenheiser said that it would need to be contingent on plans being updated to show items on the property where they would be located. Mr. Markley asked for public comment. There were no comments.

Conditions: Updated drawing with septic and line shown, well area marked, and tank used for pumping located on drawing.

Motion to Approve: John Hunt
Second: Bill Horan
Vote: 8-1 (Tyson Brooks)

COMPREHENSIVE PLAN UPDATES:

Solar Survey Results

Michael Lautzenheiser gave a recap of the most recent solar survey. He talked about how while *the results showed* the community was ok with personal and business size solar production, they were against large farm scale solar. There were questions on if property owners are being forced to sign leases, which isn't the case as the county isn't making anyone sign leases. There was discussion on Tri-County/New Holland and the solar array they have on the property. It was mentioned that the panels cover approximately 80% of the electric needed to run the building. There was discussion on the county's stance. Jarrod Hahn talked about when the ordinance was changed to ban wind that solar was ok at that time. There was discussion on solar development and the steps required as written in the ordinance. Melissa Woodworth and Tyson Brooks mentioned offering the survey on other platforms before making any decisions.

Vision 2035 Draft

Michael Lautzenheiser gave an update on the changes made and the hopeful timeline. Dave Shultz mentioned the News-Banner being short staffed for a while now and said he wanted to do

additional coverage on the current solar survey and try to understand why the results flipped. Jerome Markley opened the floor for additional comment. Bruce Monce voiced his concern of having solar surrounding his home. He stated that the neighbors need to be considered. Ben Herman voiced his concern on solar farms as well as concern for re-opening the survey. Melissa Woodworth and Tyson Brooks both stated that the survey needs to be out on different platforms so we can try to make sure that there are more additional people reached. A few board members said that Vision 2035 is important, and we need to make sure all bases are covered. There was discussion on reaching out to the different boards and getting their opinion on solar. Mr. Herman asked about the map on page 38 and asked if it would be a living map. Mr. Lautzenheiser explained how the map would work. There was also discussion on transmission lines and the effect they would have on the map.

REVITALIZATION UPDATES:

Michael Lautzenheiser gave an update and said that the CRP Program applicants were at the Board of Works to review. He also talked about the Vera Cruz Launch Site.

TRAILS UPDATE:

Michael Lautzenheiser talked about how Phase 2 for the Interurban Trail is in the works and how the trails organization is still waiting for the results. He talked about the next items in the proposed Vision 2035 and they are looking at the SE 124 Trail and the Ossian Loop Trail.

HOUSING STUDY UPDATE:

Michael Lautzenheiser gave an update on Crosswind Lakes stating the developers were close to applying for the last permits in section 1. He said that we really need the empty lots in town developed to help with the affordability and talked about duplex and triplex building. He also talked about Premier Flats and how council approved the secondary plat and gave an overall update on the project.

OTHER BUSINESS:**V2018-016 – B & K Auto Parts LLC**

Michael Lautzenheiser said that the property is no longer in violation.

V2021-001 – Tony & Kelly Herman

Michael Lautzenheiser said that the property is no longer in violation.

V2021-010 – Pursifull Properties LLC

Michael Lautzenheiser said that the property is no longer in violation.

V2021-016 – Christopher & Brenda Mossburg

Michael Lautzenheiser said that the property is no longer in violation.

Violation Recap

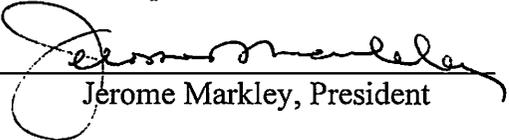
Jerome Markley asked about Dave Schultz's article in the News-Banner. Michael Lautzenheiser gave a review of the violation process and the steps now that the violations are now in the court system.

ADVISORY:

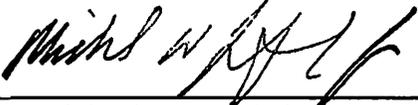
The May 5, 2022, meeting was confirmed.

ADJOURN:

Josh Hunt made a motion to adjourn the meeting. John Schuhmacher seconded the motion. The April 7, 2022, Area Plan Commission meeting adjourned at 9:26 p.m.



Jerome Markley, President

ATTEST: 

Michael Lautzenheiser Jr., Secretary