ROLL CALL

Harry Baumgartner	Jerome Markley
Angie Dial	Keith Masterson
Jarrod Hahn	Mike Morrissey
Bill Horan	Tim Rohr
Richard Kolkman	John Schuhmacher
Finley Lane	

Michael Lautzenheiser, Jr., Director

The November 3, 2011 meeting of the Area Plan Commission was called to order at 7:30 p.m. by President Bill Horan. All members were present for roll call.

APPROVAL OF MINUTES:

Jarrod Hahn made a motion to approve the minutes from the October meeting; John Schuhmacher seconded the motion, the motion carried 11-0.

NEW ITEMS:

A11-11-23 HARRISON TWP SW/4 5-26N-12E John Snider (Snider Tires) requesting development plan approval for 200' x 100' addition to existing structure. Property is located at 1400 W. Wiley Ave, Bluffton and zoned I-1.

Representing Snider Tires are Chris Elser with Briner Builders general contractor and Dave Double the manager at Snider Tires. Mr. Double stated that the 20,000 square foot addition would be used for new tire storage and for truck wheel powder coat painting, which has grown tremendously and is currently housed in the middle of the building. Chris Elser added that addition is 200'ft wide and 100'ft long. It will match the existing eve height and existing construction of the current building. The roof drainage will go to the existing detention basin. There will be a couple of sectional over-head doors for loading dock and there would be about 10,000 square foot of asphalt paving for the loading dock. The existing utilities will be handling the addition, as far as for water, sewer and electrical.

Mike Lautzenheiser Jr. advised that the city of Bluffton signed off on the proposed plan.

Mike Morrissey stated that at the Bluffton City Council meeting that Snider Tires was approved for tax abatement for the addition.

Mr. Double said that this addition would not allow for any additional growth on the building. The detention basin was originally constructed with an addition in mind. He stated that there would not be any need for additional parking. The company runs 24 hours with three shifts. There could be the addition of two or three employees. There is currently enough parking to cover everyone.

Conditions: N/A
Motion to Approve: Mike Morrissey
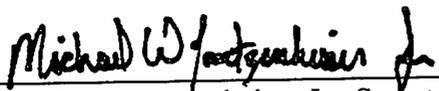Second: Jarrod Hahn
Vote: 11-0

OTHER BUSINESS:

Michael Lautzenheiser, Jr. advised the Board that there has been an Indiana Code update. It states that a hearing examiner (one person) or sub-committee (3-5 members) of the APC could be set up to approve some of the smaller petitions and could be utilized for petitions with variance requests. The sub-committee would have the powers of the Plat Committee, the BZA and the APC. The hearing examiner or sub-committee could hear any petition, except for rezoning requests and ordinance amendments. These hearing would all still be public hearings and advertised as such. The sub-committee could meet more often and this could allow for time savings by a week or two for the petitioner. This would reduce the amount of time that the APC and the BZA would have to meet. Petitions can be passed on to the full board if the hearing examiner or sub-committee feels that it needs the decision of the full board. The petitioner also has the right to appeal the hearing examiner or sub-committee's decision to the full board. If the sub-committee is used, there would still have to be a quorum before the meeting could take place. In order to use a hearing examiner or sub-committee, there would have to be changes in the ordinance.

Mr. Lautzenheiser also advised the Board that APEX has filed and that the December 1st meeting will be held at the Southern Wells High School Library. There is an additional meeting on December 8th also scheduled at Southern Wells for this board. There are also two other filing on the December 1st meeting and they will be scheduled to go first.

The November 3, 2011 Area Plan Commission meeting adjourned at 8:00 p.m.

_____
William Horan, President

ATTEST: _____
Michael Lautzenheiser Jr., Secretary