

ROLL CALL

Tyson Brooks	Tim Rohr
Jarrold Hahn	Melissa Woodworth
Bill Horan	Issac Zent
Josh Hunt	
Geoff Lance	
Jerome Markley	

Michael Lautzenheiser, Jr., Director

The January 4, 2024, meeting of the Area Plan Commission was called to order at 7:00 p.m. by Michael Lautzenheiser. Eight members were present for roll call. The Town of Poneto along with the Town of Vera Cruz had not officially made their appointments to the board before the meeting. Josh Hunt was the alternate for the City of Bluffton. John Schuhmacher was absent, however, Issac Zent arrived after roll call to represent Zanesville.

ELECTION OF OFFICERS FOR 2024

President: Jerome Markley
Motion to retain the same President: Jarrod Hahn
Second: Tim Rohr
Vote: 9-0

Vice-President: Bill Horan
Motion to retain the same Vice-President: Jarrod Hahn
Second: Tim Rohr
Vote: 9-0

Secretary: Michael Lautzenheiser, Jr
Motion to retain the same Secretary: Jarrod Hahn
Second: Tim Rohr
Vote: 9-0

Appointment to the BZA: Tim Rohr
Motion to retain the same BZA appointment: Jarrod Hahn
Second: Tyson Brooks
Vote: 9-0

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: Josh Hunt
Vote: 9-0

Jerome Markley conducted the meeting from this point forward.

APPROVAL OF MINUTES:

Tim Rohr made a motion to approve the minutes with changes from the December 7, 2023, meeting. Jarrod Hahn seconded the motion; the motion carried 9-0.

OLD ITEMS:

NEW ITEMS:

A 24-01-01 HARRISON TWP. NE/4 4-26N-12E Life Community Church Inc requests approval for a rezoning to I-1. The properties are located off South St. west of Jersey, Bluffton, IN 46714 and is zoned R-2.

Dan Dubach represented the petition. He talked about what he is wanting to do with the property if the rezoning goes through. There was discussion on a buffer that would be needed. There was also talk about the proposed alley being vacated and how the property would be combined. Jerom Markley asked for public comments. There were none. Mr. Markley reviewed the type of motion that would be needed.

Comment: The Area Plan Commission recommends the approval of this zoning request if there is a buffer to be installed where it is adjacent residential zoning.

Motion to Send a Do Pass Recommendation to Bluffton with Comment: Tyson Brooks

Second: Josh Hunt

Vote: 8-0

OTHER BUSINESS:

V2023-006: John Hofstetter, 5433 E 100 S, Bluffton (Junk Accumulation)

The Area Plan Commission discussed the violation. Michael Lautzenheiser said that this violation is a repeat violation and that there has been no contact with the property owner and suggested turning it over to the attorney.

Motion to send to the attorney: Tim Rohr

Second: Issac Zent

Vote: 9-0

V2023-011: Gregory & Deborah Adams, 409 N Highland Ave, Ossian (Setback Violation)

The Area Plan Commission discussed the violation. Michael Lautzenheiser said that he has had a conversation with their attorney and believes they are working towards getting an updated survey. He suggested a 30-day continuation.

Motion to continue to the February meeting: Bill Horan

Second: Josh Hunt

Vote: 9-0

V2023-012: Cody Plagmann, 5926 N Main St., Uniondale (Junk Accumulation)

The Area Plan Commission discussed the violation. Michael Lautzenheiser said that he has had conversations with the previous property owner. Geoff Lance mentioned Mr. Plagmann contacting him about progress made on the property. It was mentioned that if Mr. Plagmann contacts Mr. Lance again to please have him call the office to discuss the violation.

Motion to continue to the February meeting: Josh Hunt

Second: Issac Zent

Vote: 9-0

V2023-013: Gary Zickafoose, 5970 N Main St., Uniondale (Junk Accumulation)

The Area Plan Commission discussed the violation. Michael Lautzenheiser said that the office has not had any contact with the property owner and no mailing address seems to work. The Area Plan Commission invite letter was posted on the door to the house as other letters had all been returned. It was recommended to send on to the attorney.

Motion to send to the attorney: Geoff Lance

Second: Melissa Woodworth

Vote: 9-0

V2023-021: Rodger Watson, 7666 S 200 E, Bluffton (Junk Accumulation)

The Area Plan Commission discussed the violation. Michael Lautzenheiser said that he has had conversations and updates with the property owner. There was discussion on the visible work that has been done.

Motion to continue to the April meeting: Jarrod Hahn

Second: Tyson Brooks

Vote: 9-0

V2023-022: Thomas Reinhard, 10017 S 200 W, Keystone (Junk Accumulation)

Thomas Reinhard and Cody Miller were at the meeting to discuss the violation. Mr. Miller discussed the items that have been addressed and what still needs to be done. There was discussion on additional items and the timeline needed.

Motion to continue to the April meeting: Bill Horan

Second: Issac Zent

Vote: 9-0

V2023-026: Denny & Aimee Foss, 6010 S SR 1, Bluffton (Junk Accumulation)

Denny Foss was at the meeting to discuss the violation. There was a discussion on the previous violation and items that needed to be addressed with this violation. The timeline was discussed, and Mr. Foss requested 90 days.

Motion to continue to the April meeting: Tyson Brooks

Second: Josh Hunt

Vote: 9-0

2023 End-of-Year Report

Michael Lautzenheiser gave a review of the 2023 End-of-Year Report.

Motion to Approve: Josh Hunt

Second: Tim Rohr

Vote: 9-0

2024 Plan of Operations

Michael Lautzenheiser gave a review of the 2023 End-of-Year Report.

Motion to Approve: Tim Rohr

Second: Jarrod Hahn

Vote: 9-0

Approved 2024 Budget

The approved 2024 budget was given to the board members for their record.

Board Member Contact Sheet

The board was asked to review their contact information and let the office know if there were any changes that needed to be made.

COMPREHENSIVE PLAN:

Michael Lautzenheiser gave a quick review of items that have been completed or currently being worked on from the Vision 2035 Plan.

REVITALIZATION UPDATES

Michael Lautzenheiser gave an update on the Pathways Project as well as trail updates.

HOUSING STUDY UPDATE

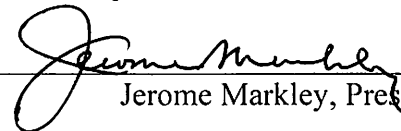
Michael Lautzenheiser informed the board that the Housing Study Survey was now complete and that he is interested in what the findings will show.

ADVISORY:

While there are no current petitions to review at the upcoming meeting, it was discussed to still hold a meeting to review procedures and requirements of the board. The meeting was confirmed for February 1, 2024. There was mention of the March meeting being held at the Wells County 4-H Expo Hall.

ADJOURN:

Bill Horan made a motion to adjourn the meeting. Josh Hunt seconded the motion. The January 4, 2024, Area Plan Commission meeting adjourned at 8:57 p.m.


Jerome Markley, President

ATTEST: 
Michael Lautzenheiser Jr., Secretary