

ROLL CALL

Harry Baumgartner, Jr.	Jerome Markley
Blake Gerber	Tim Rohr
Chandler Gerber	Becky Stone-Smith
Jarrold Hahn	Melissa Woodworth
Bill Horan	
Kiera Lance	

Michael Lautzenheiser, Jr., Director

The January 5, 2023, meeting of the Area Plan Commission was called to order at 7:00 p.m. by Michael Lautzenheiser. Ten members were present for roll call. The Town of Zanesville had not officially made their appointment to the board before the meeting.

**ELECTION OF OFFICERS FOR 2023**

**President:** Jerome Markley

Motion to retain the same President: Jarrod Hahn

Second: Tim Rohr

Vote: 10-0

**Vice-President:** Bill Horan

Motion to retain the same Vice-President: Jarrod Hahn

Second: Tim Rohr

Vote: 10-0

**Secretary:** Michael Lautzenheiser, Jr

Motion to retain the same Secretary: Jarrod Hahn

Second: Tim Rohr

Vote: 10-0

**Appointment to the BZA:** Tim Rohr

Motion to retain the same BZA appointment: Jarrod Hahn

Second: Bill Horan

Vote: 10-0

**Plat Committee:** Michael Lautzenheiser, Jr., Jarrod Hahn, Bill Horan, Nick Huffman, and Jerry Petzel

Motion to retain the same Plat Committee members: Tim Rohr

Second: Becky Stone-Smith

Vote: 10-0

Jerome Markley conducted the meeting from this point forward. He welcomed the new Bluffton appointee, Chandler Gerber. He also welcomed Blake Gerber who was filling in for Tyson Brooks. Mr. Markley welcomed Barb O'Connor from Zanesville who was in the crowd and welcomed Kiera Lance back for her second board meeting.

**APPROVAL OF MINUTES:**

Tim Rohr made a motion to approve the minutes with changes from the November 3, 2022, meeting. Becky Stone-Smith seconded the motion; the motion carried 10-0.

**OLD ITEMS:**

**A 22-09-13 LANCASTER TWP. SW/4 21-27N-12E BLI LLC requests an approval of a Major Subdivision for 17 lots. The property is located on 250 N east of SR 116, Bluffton, IN 46714 and is zoned R-2.**

Joel Hoehn, Stody Associates, presented the major subdivision petition. He discussed the 17-lot subdivision which details layout, easements, lot sizes, utilities, sidewalks, driveways, and stormwater detention with the ponds using the water on the golf course. There was a discussion on timelines and utility connections. Blake Gerber asked about setbacks, and it was replied that they would have 0' setbacks for shared driveways and normal setbacks for structures. Jerome Markley asked Jarrod Hahn about stormwater drainage on the property. Mr. Hahn talked about how this was different than other drainage plans as they are wanting to keep the water on site for golf course irrigation. Mr. Markley asked the board if there were any additional questions or comments. There were none. He asked for public comments. There were none. Michael Lautzenheiser reviewed the motions that would be needed.

Motion to Approve Major Subdivision: Tim Rohr

Second: Bill Horan

Vote: 10-0

Motion for Plat Committee to give Secondary Approval: Jarrod Hahn

Second: Becky Stone-Smith

Vote: 10-0

**NEW ITEMS:**

**OTHER BUSINESS:**

**V2021-012: Joseph and Jennifer Meyer**

The Area Plan Commission discussed the violation. Michael Lautzenheiser said that the office had reached out to the Highway Department for an update; however, we hadn't heard back regarding this violation. It was suggested that the office send notification to the property owner that we are continuing to the February meeting and to have an update by then that they can share at the meeting.

Motion to continue to February and contact property owner: Melissa Woodworth

Second: Becky Stone-Smith

Vote: 10-0

**2022 End of Year Report**

Michael Lautzenheiser gave a recap of the previous year. He went over the permits, including new home starts compared to previous years. There was discussion on petitions for each of the three boards, as well as the open violations, including those at the attorney's office.

Motion to Accept: Tim Rohr

Second: Chandler Gerber

Vote: 10-0

**2023 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 grateful for Council’s approval for the increase in that budget to allow for two locations this year. He reviewed the approved budget for both APC & GIS areas and said he is looking forward to a good year. There was discussion on upcoming projects and additional long-term planning.

Motion to Accept: Tim Rohr  
Second: Jarrod Hahn  
Vote: 10-0

**Approved 2023 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.

**Legal Services Contract**

The board reviewed the contract with Andrews & Crell P.C. There was an increase in hourly rate and monthly retainer.

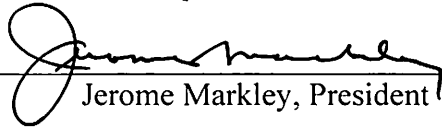
Motion to Approve: Bill Horan  
Second: Tim Rohr  
Vote: 10-0

**ADVISORY:**

The meeting was confirmed for February 2, 2023.

**ADJOURN:**

Becky Stone-Smith made a motion to adjourn the meeting. Tim Rohr seconded the motion. The January 5, 2023, Area Plan Commission meeting adjourned at 8:04 p.m.

  
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Jerome Markley, President

ATTEST:   
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Michael Lautzenheiser Jr., Secretary