

ROLL CALL

Harry Baumgartner Jr.	Jerome Markley
Tyson Brooks	Tim Rohr
Chandler Gerber	John Schuhmacher
Jarrold Hahn	Becky Stone-Smith
Bill Horan	Melissa Woodworth
Kiera Lance	

Michael Lautzenheiser, Jr., Director

The November 2, 2023, meeting of the Area Plan Commission was called to order at 7:00 p.m. by Jerome Markley. All members were present for the roll call. Jerome Markley had Dave Schultz introduce the new reporter from the News-Banner, John Snider.

APPROVAL OF MINUTES:

Tim Rohr made a motion to approve the minutes with changes from the October 5, 2023, meeting. Jarrod Hahn seconded the motion; the motion carried 11-0.

OLD ITEMS:

NEW ITEMS:

A 23-11-18 HARRISON TWP. SW/4 5-26N-12E Sarah J Reed Trust requests approval for a 3.49 acre division of a minor subdivision. The property is located 1703 Western Ave, Bluffton, IN 46714 and is zoned I-1.

Joel Hoehn with Stoodly Associates presented the petition. He explained the request for the division and discussed the layout of the site. When asked for public comment, there was none.

Motion to Approve: Tyson Brooks
Second: Bill Horan
Vote: 11-0

A 23-11-19 HARRISON TWP. SW/4 5-26N-12E Sarah J Reed Trust requests approval for a proposed 121'6" x 61'6" building along with a 30' x 56' building. The property is located 1703 Western Ave, Bluffton, IN 46714 and is zoned I-1.

Kolby King with FPBH Corporation presented the development plan petition. He explained the development that Nelson Industries wants to place on the property and the approvals that had been received before the meeting. There was a discussion on stormwater drainage and lighting. The 2-stage ditch was further explained by Jarrod Hahn. When asked for public comment, there was none.

Motion to Approve: Bill Horan
Second: Tim Rohr
Vote: 11-0

A 23-11-20 LANCASTER TWP. SW/4 25-27N-12E Troxel Equipment Co. Inc. requests approval for a zoning change to B-3. The property is located at 5031 E 100 N, Bluffton, IN 46714 and is currently zoned A-1.

The board was notified of a letter sent to the office withdrawing the petition. No further action was needed.

OTHER BUSINESS:

V2023-010 – Eugene & Sterling Thompson – 602 W Mill, Ossian

Michael Lautzenheiser informed the board that the junk items had been cleaned up and the specific violation had been fixed. The violation is now closed. No further action was needed from the board.

Draft - Ordinance Amendments

Michael Lautzenheiser presented proposed amendments to the Wells County Zoning Ordinance as well as the Wells County Subdivision Control Ordinance. He discussed the proposed items including the removal of communication towers, fee changes, legal ads, petition requirements, violations, added permitted use items to the table and definitions, sight triangles, miscellaneous corrections that were needed, better defined “junk,” and approval of petitions.

2024 Calendar

Michael Lautzenheiser presented the calendar for the upcoming year.

Motion to Approve: Jarrod Hahn

Second: Becky Stone-Smith

Vote: 11-0

COMPREHENSIVE PLAN

Michael Lautzenheiser reviewed the progress made during the 1st year of the new plan.

REVITALIZATION

Michael Lautzenheiser talked about the different projects taking place in the county. He gave updates on Lancaster Park Trail, Pathways Project, and the Vera Cruz Launch.

HOUSING STUDY UPDATES


Michael Lautzenheiser talked about the survey that has been sent out for the housing study.

ADVISORY:


Michael Lautzenheiser talked about the meeting with Paddlefish Solar and the proposed 2024 timeline. The December Area Plan Commission meeting was confirmed for December 7, 2023.

ADJOURN:

Becky Stone-Smith made a motion to adjourn the meeting. John Schuhmacher seconded the motion. The November 7, 2023, Area Plan Commission meeting adjourned at 8:08 p.m. with a vote of 11-0.


Jerome Markley, President

ATTEST:


Michael Lautzenheiser Jr., Secretary