

ROLL CALL

Harry Baumgartner, Jr.	Jerome Markley
Tyson Brooks	Tim Rohr
Jarrold Hahn	
Bill Horan	Becky Stone-Smith
Josh Hunt	Melissa Woodworth
Kiera Lance	

Michael Lautzenheiser, Jr., Director

The November 3, 2022, meeting of the Area Plan Commission was called to order at 7:00 p.m. by Jerome Markley. Ten members were present for roll call. John Schuhmacher was absent. Jerome welcomed Kiera Lance to the board as the appointee from Uniondale.

APPROVAL OF MINUTES:

Jarrold Hahn made a motion to approve the minutes with changes from the October 6, 2022, meeting. Tim Rohr seconded the motion; the motion carried 10-0 vote.

OLD ITEMS:

NEW ITEMS:

A 22-11-15 HARRISON TWP. NE/4 5-26N-12E Leander Schwartz Properties LLC requests approval for property rezoning to R-3. The properties are located at 1114 Lancaster & 232 N Bond, Bluffton, IN 46714 and is currently zoned R-1.

Leander Schwartz requested a rezoning change on the 2 properties to be R-3 which would allow for a multi-family unit to be built. Michael Lautzenheiser explained the surrounding zoning, and all were compatible with R-3 zoning. There was discussion on the corner neighbor's property and entrances to Mr. Schwartz's properties. There was no public comment, and a review of recommendations was given. Tim Rohr asked about the city's stance on the rezoning request. Josh Hunt said that it's a good location for another one of Leander's projects.

Do Pass Recommendation to the City of Bluffton: Tyson Brooks
Second: Jarrold Hahn
Roll Call Vote: 10-0

A 22-11-16 HARRISON TWP. SE/4 4-26N-12E BAF Investments LLC requests approval for property rezoning to B-1. The property is located at 505 S Main St., Bluffton, IN 46714 and is zoned R-2.

Blake Fiechter and Dan Dubach presented the rezoning request. Mr. Dubach was wanting to purchase the property in hopes of it becoming a ministry outreach gathering place. Michael Lautzenheiser talked about the surrounding properties and the zoning on those properties. There was discussion on parking and layout of the property. Jerome Markley asked for public comment. Jody Holloway said that Bluffton needs this type of investment into the community and showed his favor for this rezoning request.

Do Pass Recommendation to the City of Bluffton: Tyson Brooks
Second: Jarrold Hahn
Roll Call Vote: 10-0

A 22-11-17 JEFFERSON TWP. Town of Ossian Redevelopment Commission Amending Declaratory Resolution.
and

A 22-11-18 JEFFERSON TWP. Town of Ossian Redevelopment Commission Declaratory Resolution for New TIF Area.

Chad Kline, Wells County Economic Development Director, explained the TIF Amendment and creation of a New Housing TIF. Michael explained that A22-11-17 was for amending a current TIF to help with downtown projects and that A22-11-18 was for the new housing TIF they were wanting to create. There was discussion on annexing and sewer issues. There was a review of what the Area Plan Commission was supposed to do regarding TIF's. There was no public comment.

Motion to approve amending current TIF and adding new TIF: Josh Hunt

Second: Tyson Brooks

Roll Call Vote: 10-0

A 22-11-19 HARRISON TWP. SW/4 2-26N-12E Timothy & Melissa Lambert requests approval for property rezoning to A-R. The property is located at 4496 E Elm Grove Rd., Bluffton, IN 46714 and is zoned S-1.

Tim Lambert represented the rezoning request. He talked about his son starting a dog walking, kennel, and boarding business. He talked about the large barn on the property and how it would be a good fit for his son's business. Michael Lautzenheiser reviewed the surrounding properties and the zoning. He said that rezoning to A-R fits with both the S-1 and A-1 zoning in the area. There was discussion on the number of animals and sewer on the property. Jerome Markley asked for public comment. Rodney & Brenda Clamme spoke out against the rezoning as they felt it would cause extra traffic in the area and didn't want extra barking or dogs going off the property. There was discussion on the concerns voiced as well as the feeder calves that use to be on the property for over 15 years.

Do Pass Recommendation to the County Commissioners: Jarrod Hahn

Second: Becky Stone-Smith

Roll Call Vote: 10-0

A 22-11-20 AMENDMENT TO WELLS COUNTY VISION 2035 COMPREHENSIVE PLAN

- **Our Community**
- **Land Use**
- **Project Funding**
- **Transportation**
- **Infrastructure**
- **Quality of Life**
- **Natural Disaster**
- **Markle Coordination**
- **Additional Plans**
- **Appendix**

Michael Lautzenheiser explained the change requested by one of the towns. There was discussion on the change of adding Ossian to page 53 on the statement about transportation from

Bluffton to Fort Wayne. The Town of Ossian wanted to be included in that statement. Mr. Lautzenheiser said that the goal is to get everyone to agree on the language in the plan. He commented it's been a learning experience.

Do Pass Recommendation to send Vision 2035 with amendments back to boards: Tim Rohr
Second: Bill Horan
Roll Call Vote: 9-1 (Tyson Brooks)

A 22-11-21 Town of Zanesville - Thrive Zanesville Master Plan

Barb O'Connor from the Town of Zanesville and Crystal Welsh from Abonmarche represented the Master Plan for Zanesville. Ms. Welsh talked about the work that went into the master plan and how there was communication with the public. She said that Zanesville has small town character with values. There was discussion on surveys. Michael Lautzenheiser said that this is a great addition to the Vision 2035 because the comprehensive plan can't cover each community in this detail and help with their goals. Mrs. O'Connor said that it was helpful having a third party objective. There was a review on the next steps needed.

Do Pass Recommendation to Town of Zanesville: Tyson Brooks
Second: Josh Hunt
Roll Call Vote: 10-0

OTHER BUSINESS:

V2021-012: Joseph and Jennifer Meyer

Michael Lautzenheiser gave an update on the violation and mentioned working with the Highway Department but didn't get a response before the meeting and suggested continuing the violation.

Motion to Continue to December meeting or next regularly scheduled meeting: Bill Horan
Second: Tyson Brooks
Roll Call Vote: 10-0

REVITALIZATION UPDATES:

Michael Lautzenheiser talked about the upcoming events.

TRAILS UPDATE:

Michael Lautzenheiser talked about Rose-Hulman students and a project they were working on. Tyson Brooks gave an update on the old horse trail that is now an approved mountain bike trail at the state park.

HOUSING STUDY UPDATE:

Michael Lautzenheiser talked about the home starts for this year vs last year and the increase in new home starts.


ADVISORY:

The board was informed that there might not be a December meeting due to the lack of petitions, but they would be notified either way. Josh Hunt mentioned Roger Thornton retiring, and he


would be taking Thorton's place on Board of Works. As a result, Mr. Hunt wouldn't be serving on APC board anymore.

ADJOURN:

Time Rohr made a motion to adjourn the meeting. Josh Hunt seconded the motion. The November 3, 2022, Area Plan Commission meeting adjourned at 8:37 p.m.



Jerome Markley, President

ATTEST: 

Michael Lautzenhaiser, Jr., Secretary