

ROLL CALL

Harry Baumgartner, Jr.	Jerome Markley
Tyson Brooks	Tim Rohr
Jarrold Hahn	
Bill Horan	
Josh Hunt	Melissa Woodworth

Michael Lautzenheiser, Jr., Director

The November 5, 2020, meeting of the Area Plan Commission was called to order at 7:00 p.m. by Jerome Markley. Eight members were present for roll call. Erin Kreigh, John Schuhmacher and Becky Stone- Smith were absent.

**APPROVAL OF MINUTES:**

Jarrold Hahn made a motion to approve the minutes with changes from the October 1, 2020, meeting. Tyson Brooks seconded the motion; the motion carried 8-0.

**OLD ITEMS:**

**NEW ITEMS:**

**A 20-11-19 LANCASTER TWP., SW/4 22-27N-12E MMATT Partnership requests to vacate a portion of the recorded plat of Northwood Farm Section VII Subdivision for the purpose of re-platting lots. Northwood Farm is zoned R-2 and is located east of Main Street and north of Monroe.**

Brett Miller, MLS Engineering, presented the plans. He said that they're requesting to vacate a portion of the recorded plat to replat Lots 164-167. Michael Lautzenheiser stated all the utilities are already on the lots. Jerome Markley asked the APC Board if they had any questions, there were none. Mr. Markley asked if the public had any questions or comments; there were none.

Conditions:

Motion to Approve: Bill Horan

Second: Josh Hunt

Vote: 8-0

**A20-11-20 LANCASTER TWP., SW/4 22-27N-12E MMATT Partnership requests to re-plat vacated lots in the Northwood Farm Section VII Subdivision. Northwood Farm is zoned R-2 and is located east of Main Street and north of Monroe.**

Brett Miller, MLS Engineering, presented the plans. He said they're making smaller lots and changing the plot lines. Utilities are already on the available lots. Jerome Markley asked the APC Board if they had any questions; there were none. Mr. Markley asked for public comments; there were none.

Conditions:

Motion to Approve: Jarrold Hahn - both primary and secondary plots.

Second: Tyson Brooks

Vote: 8-0

**A 20-11-21 NOTTINGHAM TWP. SE/4 21-25N-12E Sunshine Dairy LLC requests an approval for a 270' X 330' 3.5 million gallon lagoon. The property is located at 9075 S 250 E Keystone, IN 46759 and is zoned A-1.**

Johan de Groot, Jr. explained the petition. Michael Lautzenheiser said that they exceed the 220 points needed. There was discussion about the existing lagoon becoming a pond. Jerome Markley asked the APC Board if they had any questions. Bill Horan asked if there was anything else they needed to know. Mr. Lautzenheiser explained the points they needed to maintain. No one from the public spoke concerning the request.

Conditions: Recorded points commitment.

Motion to Approve: Bill Horan

Second: Jarrod Hahn

Vote: 8-0

**A 20-11-22 HARRISON TWP. SE/4 6-26N-12E Bralyn Farms, Inc request an approval for a zoning change to I-1. The property is located on the NW Corner of Adams Street and CR 100 S and is zoned A-1.**

Chad Kline, Wells County Economic Director, and Brad Fiechter, Bralyn Farms, represented the petition. Mr. Kline talked about the possibility industry expansion and investments for the property. There was discussion on the property location. Josh Hunt said that the county wants growth. Melissa Woodworth pointed out the petition number that needed correcting.

Motion to send a Do Pass Recommendation to County Commissioners: Josh Hunt

Second: Jarrod Hahn

Vote: 8-0

**OTHER BUSINESS:**

**V2020-010 Larry and Pamela Leyman**

Shane Richardson, son of the property owners, was there to talk about the violation. There was discussion on violation. The Board discussed if a business was being operated on the property: preparing cars for demolition derbies. Jarrod Hahn asked about vacating the alley, or if Mr. Richardson was selling any parts. Mr. Richardson said that the cars went to a junkyard when he is done with them. Michael Lautzenheiser said the office has received multiple complaints over this property. There was additional discussion including Mike Jones who spoke on behalf of Mr. Richardson. The APC Board offered suggestions on how to fix the violation. Tyson Brooks motioned to allow 90 days to further clean up the property.

Motion to continue to February meeting: Tyson Brooks

Second: Melissa Woodworth

Vote: 8-0

**2021 Attorney Contract**

There are no changes from the current year.

Motion to Approve: Tyson Brooks

Second: Jarrod Hahn

Vote: 8-0

**COMPREHENSIVE PLAN:**

Michael Lautzenheiser reviewed the third part of the comprehensive plan update. There was discussion on regional sewer, water lines, and electric supply. There was also talk about storm water for development plans. The group reviewed communications and government buildings as well.

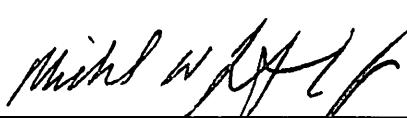
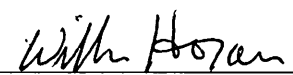
**DISCUSSION:**

**ADVISORY:**

Jerome Markley confirmed the December 3, 2020, meeting.

**ADJOURN:**

Bill Horan made a motion to adjourn the meeting. Jarrod Hahn seconded the motion. The November 5, 2020, Area Plan Commission meeting adjourned at 9:00 pm

ATTEST:	 <hr/> Michael Lautzenheiser Jr., Secretary	 <hr/> <del>Jerome Markley, President</del> Bill Horan, VP
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