

ROLL CALL

Harry Baumgartner, Jr.	Jerome Markley
Tyson Brooks	Tim Rohr
Cory Elzey	John Schuhmacher
Jarrold Hahn	
Bill Horan	Melissa Woodworth

Michael Lautzenheiser, Jr., Director

The December 2, 2021, meeting of the Area Plan Commission was called to order at 7:00 p.m. by Jerome Markley. Nine members were present for roll call. Josh Hunt & Becky Stone-Smith were absent.

APPROVAL OF MINUTES:

Bill Horan made a motion to approve the minutes with changes from the November 4, 2021, meeting. Jarrod Hahn seconded the motion; the motion carried 9-0.

OLD ITEMS:

NEW ITEMS:

A 21-12-25 JEFFERSON TWP. SE/4 26-28N-12E Marilyn Franke requests approval for a 2 acre division of a minor subdivision. The property is located at 7265 N 450 E, Ossian, IN 46777 and is zoned A-1.

Brett Miller, Miller Land Surveying, represented the petition. Michael Lautzenheiser stated that the Plat Committee had reviewed the proposed division of a minor subdivision and said that the requirements were all met.

Motion to Approve: Jarrod Hahn

Second: Tyson Brooks

Vote: 9-0

OTHER BUSINESS:

Legal Services Agreement for 2022

Michael Lautzenheiser reviewed the agreement for legal services. He also discussed the future regarding legal services beginning in 2023 if anything needed changed regarding representation.

Motion to Approve: John Schuhmacher

Second: Tyson Brooks

Vote: 9-0

V2021-006 –Gary & Roma Fausz – Junk Yard/Junk Accumulation

Michael Lautzenheiser gave a recap of the violation. He said they have been working on the property to get it cleaned up. He also said that the business is for sale, and they are looking to have an auction in May/June 2022. There was discussion on the zoning of the property, as well as building a fence or lean-to.

Motion to continue to June 2, 2022, meeting: Bill Horan
Second: John Schuhmacher
Vote: 9-0

Solar Discussion

Michael Lautzenheiser discussed the solar map that was presented to the board. He mentioned 5 potential projects.

Wells County Vision 2035

Michael Lautzenheiser said that he was going to email out the current Comprehensive Plan grading update.

REVITALIZATION UPDATES:

Michael Lautzenheiser talked about the Pathways Project taking place in Bluffton along with the Community Reinvestment Program (CRP). He also discussed the local retail establishments and the local shopping events taking place.

TRAILS UPDATE:

Michael Lautzenheiser talked about the Interurban Trail, Next Level Trails Grant, and Vera Cruz Launch Project.

HOUSING STUDY UPDATE:

Michael Lautzenheiser talked about how the housing opportunities are improving for 2022, as we are having a solid year in 2021 with home starts. We should see more opportunities come online soon to keep this moving forward.

OTHER:

Robert Park, from rural Uniondale, asked several questions about solar farms; Are they cost efficient? How does the loss of farm ground affect Wells County? What's the limit of development? He also asked questions about the Vison 2035 Plan in regard to the SR 1 4-lane highway improvement and potential trail projects. He felt that the 100 E trail was a bad idea. He stated that the APC office should send out mailers to citizens when projects are being discussed. He also said that the signs stating that we are building an inclusive community should say welcoming community instead.

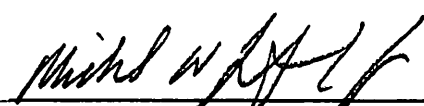
ADVISORY:

Michael Lautzenheiser talked about a remote attendance policy and would talk to the attorney about getting one created.


ADJOURN:

John Schuhmacher made a motion to adjourn the meeting. Tyson Brooks seconded the motion. The December 2, 2021, Area Plan Commission meeting adjourned at 8:30 p.m.

ATTEST:



Michael Lautzenheiser, Jr., Secretary



Jerome Markley, President