

ROLL CALL

Harry Baumgartner, Jr.	
Tyson Brooks	Tim Rohr
Jarrold Hahn	
Bill Horan	Becky Stone-Smith
Josh Hunt	
Erin Kreigh	

Michael Lautzenheiser, Jr., Director

The December 3, 2020, meeting of the Area Plan Commission was called to order at 7:02 p.m. by Bill Horan. Eight members were present for roll call. Tyson Brooks, Jarrod Hahn, Josh Hunt, and Erin Kreigh attended via Zoom. Jerome Markley, John Schuhmacher and Melissa Woodworth were absent.

**APPROVAL OF MINUTES:**

Tim Rohr made a motion to approve the minutes with changes from the November 5, 2020, meeting. Becky Stone-Smith seconded the motion; the motion carried 8-0.

**OLD ITEMS:**

**NEW ITEMS:**

**A 20-12-23 LANCASTER TWP. NE/4 33-27N-12E Liffoff LLC requests an approval for a zoning change to R-3. The property 5.36 acres and is located off Lamar Street with road frontage along Main Street and is zoned B-3.**

Blake Gerber was the representative for the petition. He said he was there to answer any questions the board might have. Bill Horan confirmed the location where the rezoning would take place. Josh Hunt talked about it matching the surrounding area and said that it would be good to have more residential areas. Mr. Horan mentioned it would be a recommendation for the motion. There was no comment from the public.

Conditions:

Motion to send a Do Pass Recommendation to Bluffton: Jarrod Hahn

Second: Josh Hunt

Vote: 8-0

**OTHER BUSINESS:**

**2021 Calendar**

Michael Lautzenheiser talked about the change in September moved to the 2<sup>nd</sup> Thursday due to a conference.

Motion to Approve: Tyson Brooks

Second: Tim Rohr

Vote: 8-0

**COMPREHENSIVE PLAN:**

Michael Lautzenheiser explained that the public meetings are being placed on hold until COVID restrictions lessen, and individuals are more comfortable coming to meetings again. He said that

the office is still looking for comments, and he is hopeful for late spring/summer adoption of the new plan.

**REVITALIZATION UPDATES:**

Michael Lautzenheiser talked about the revitalization groups looking for new ways to keep things progressing for businesses and help improve their sales.

**HOUSING STUDY UPDATE:**

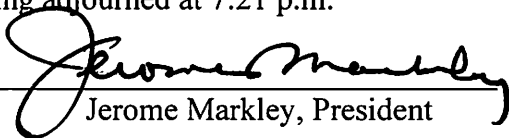
Michael Lautzenheiser talked about the first meeting of the Housing Taskforce. He talked about the issues that the developers are seeing. There was board discussion on those items along with the need for homes/housing units.

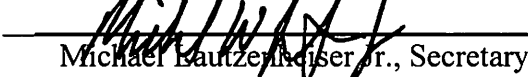
**ADVISORY:**

Michael Lautzenheiser said that at the next meeting there would be the 2020 recap and the 2021 Plan of Operations. Bill Horan confirmed the January 7, 2021, meeting.

**ADJOURN:**

Becky Stone-Smith made a motion to adjourn the meeting. Tyson Brooks seconded the motion. The December 3, 2020, Area Plan Commission meeting adjourned at 7:21 p.m.

  
Jerome Markley, President

ATTEST:   
Michael Lautzenheiser Jr., Secretary