

ROLL CALL

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

Michael Lautzenheiser, Jr., Director

The December 7, 2023, meeting of the Area Plan Commission was called to order at 7:00 p.m. by Jerome Markley. Ten members were present for the roll call. Chandler Gerber arrived late to the meeting. Blake Gerber was the alternate for Tyson Brooks in his absence.

APPROVAL OF MINUTES:

Tim Rohr made a motion to approve the minutes with changes from the November 2, 2023, meeting. Jarrod Hahn seconded the motion; the motion carried 10-0-1. Blake Gerber abstained from voting.

OLD ITEMS:

NEW ITEMS:

A 23-12-21 JEFFERSON TWP. SW/4 15-28N-12E Timothy N Bryant & Barbara S Stantz requests approval for a rezoning to R-1. The properties are located 509 & 511 S Jefferson St., Ossian, IN 46777 and is zoned B-1.

Timothy Bryant & Barbara Stantz represented the rezoning request. They are wanting to change the B-1 zoning to R-1. They talked about the current use of the property and that surrounding it. There was discussion on the ownership of the North Lot. Mr. Bryant explained that it was bought on contract and just waiting on the deed now since it's been paid in full. When asked for public comment, there was none.

Recommendation to Ossian: Wait until finalized deed has been received before reviewing the rezoning request.

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

Second: Melissa Woodworth

Vote: 11-0

A 23-12-22 Wells County Ordinance Amendments

- **Wells County Zoning Ordinance Amendments**
 - 1) **Removal of Communication Tower Requirements**
 - 2) **Establishing Pond Staff Development Plan**
 - 3) **Adjusting Legal Ad Fee to \$50**
 - 4) **Adjusting Paper and Digital Submission of Petition Requirements**
 - 5) **Requiring Signed and Written Violation Complaints**
 - 6) **Addition of Battery Storage System (Grid Scale and User Scale)**
 - 7) **Adding Permitted Districts for Daycare Centers**
 - 8) **Adding Permitted Districts for Farm Implements Sales, Service, and Repair**

- 9) Reorganizing Lot Size, Setbacks, and Height Restrictions Table
- 10) Establishing Higher Right-of-way Requirements for Collector and Arterial Roadways
- 11) Integrating Sight Triangle Requirements into Ordinance
- 12) Adjusting Participating Property Setbacks and Electric Wire Requirements for Solar Energy Systems
- 13) Establishing New Junk Definition

- Wells County Subdivision Control Ordinance Amendments
 - 1) Removal of Communication Tower Requirements
 - 2) Establishing New Approval Process for Division of a Minor Subdivision
 - 3) Adjusting Findings of Fact and Ruling Requirements
 - 4) Establishing Lot Size and Setback Table for Preexisting Structures
 - 5) Adjusting Road Connectivity Requirements for Major Subdivisions, PUDs, and Development Plans
 - 6) Changing Storm Water Standards

Michael Lautzenheiser reviewed the proposed ordinance amendments in detail. There was some discussion but nothing changed. When asked for public comment, there was none.

Motion to send a Do Pass Recommendation to all boards for approval: Tim Rohr
Second: John Schuhmacher
Vote: 11-0

OTHER BUSINESS:

2024 Legal Services Agreement

Michael Lautzenheiser presented the legal agreement for the upcoming year.

Motion to Approve: John Schuhmacher
Second: Becky Stone-Smith
Vote: 11-0

COMPREHENSIVE PLAN

Michael Lautzenheiser reviewed the progress made during the 1st year of the new plan and how the upcoming ordinance amendments approved tonight will help meet some of the goals listed throughout the 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. He also talked about the possibility of a grant for a trail expansion from Lowes to Lancaster Park.

HOUSING STUDY UPDATES


Michael Lautzenheiser talked about the survey wrapping up and how the housing taskforce will be meeting once results are in.

ADVISORY:

Michael Lautzenheiser talked about the meeting with Paddlefish Solar and the proposed 2024 timeline. The January Area Plan Commission meeting was confirmed for January 4, 2024.

ADJOURN:

John Schuhmacher made a motion to adjourn the meeting. Becky Stone-Smith seconded the motion. The December 7, 2023, Area Plan Commission meeting adjourned at 8:17 p.m. with a vote of 11-0.



Jerome Markley, President

ATTEST: 

Michael Lautzenheiser Jr., Secretary