

ROLL CALL

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

Michael Lautzenheiser, Jr., Director

The February 6, 2020, meeting of the Area Plan Commission was called to order at 7:00 p.m. by Jerome Markley. Nine members were present.

APPROVAL OF MINUTES:

Time Rohr made a motion to approve the minutes with changes from the January 2, 2020, meeting. Becky Stone-Smith seconded the motion; the motion carried 9-0.

OLD ITEMS:

A 20-01-01 JEFFERSON TWP. SE/4 15-28N-12E FHG Development requests an approval of a Major Subdivision for 116 lots. The property is located off 900 N, Ossian, IN 46777 and is zoned R-2.

Brett Miller, MLS Engineering, and Brent Kaehr, FHG Development, represented the petition. Mr. Miller explained that development would be the expansion of the Bridges Subdivision done in 4 phases. Mr. Miller talked about the items needed in order to make this development work. Jerome Markley asked about phase one of the development and the timeline for following phases. The board had discussion on the layout of phases and the timelines based on selling of lots. There was discussion on the duplex. Mr. Kaehr said that they are wanting a homey feeling. Michael Lautzenheiser discussed the waivers needed for the development to be approved as it was presented at the meeting. The board discussed those items along with the Town of Ossian’s view on annexation of the development. Tim Rohr asked about the look of the homes. Mr. Kaehr said they would be similar to the Bridges and Bell Brook. Mr. Lautzenheiser said that there were some conversations with residents from the Bridges and their concern of traffic through the neighborhood. It was then suggested to give recommendations of traffic stop signs to the Town of Ossian for adoption of traffic control. There was a long discussion on the detention ponds and the tie-in needed to the Bridges detention ponds with Mr. Miller, Mr. Kaehr, Mr. Sink, Mr. Heckber, and the board. Mr. Miller mentioned toward the end of the discussion that they want this development to work out, and developers have invested money into the project. Josh Hunt mentioned the Housing Study and how this would be a supported development in regards to the need the county has. There was a review on what would be needed to continue forward with the primary approval. Mr. Lautzenheiser listed the items needed as shown on the highlighted pages that follow this document.

Motion to Approve Primary Plat with Conditions and Waivers listed on highlighted pages that follow minutes: Tyson Brooks

Second: Bill Horan

Vote: 9-0

There was discussion on the secondary plat approval and who should be making that decision. Jarrod Hahn felt that as long as there were no major changes to the plat, then the Plat Committee could approve the secondary plat. However, if there were major changes proposed, then he felt that it would need to come back before the Area Plan Commission for approval.

Motion for Plat Committee to approve secondary plat pending no major changes: Jarrod Hahn

Second: Tyson Brooks

Vote: 9-0

NEW ITEMS:

A 20-02-02 HARRISON TWP. SE/4 4-26N-12E Bluffton Health Systems LLC request an approval for a zoning change to R-3. The property is located at 1100 S Main, Bluffton, IN 46714 and is zoned R-2.

Chad Kline, Wells County Economic Director, & Julie Thompson, Bluffton Health Systems, presented the rezoning petition. Mr. Kline explained the reasoning behind the request and how he felt the mixed use would be similar to buildings in Fort Wayne. He talked about the need for diversified housing and the how the county only has a 1% vacancy rate on apartment type housing. It was said that they are looking for market rate pricing not subsidized pricing for the apartments. They are wanting to get the building back to 100% occupancy, not the current 10% usage it has. Michael Lautzenheiser said that it would be an asset to the community. Jarrod Hahn asked for a rough number regarding the number of units in the building. Mr. Kline said that the developer is looking at 60-65 units and felt there was adequate parking for units, staff of businesses, and patients. The board discussed the layout of where apartments would be along with parking. Jerome Markley asked for a timeframe. Mr. Kline said that they are getting funding in place, and the next step would be about 6 months out. Josh Hunt asked about utilities and the City of Bluffton being able to handle the increase. Mr. Kline said that there might be a need for increase in electric, but everything else should be adequate. Mr. Markley asked for any additional board comments or those from the public who wished to speak on this petition. Linda Oldfield asked about the safety factor. She wanted to know about access from the residential side to the business portion of the building. Ms. Thompson said that there are no medications currently on site for the physical therapy location, and that the dialysis company has been there for years with no issues. She said that there will be different entrances into the building. Mr. Kline went into detail about the structure of the building. There was some discussion on the layout of the first floor.

Motion to send a Do Pass Recommendation to Bluffton Council: Bill Horan

Second: Josh Hunt

Vote: 9-0

OTHER BUSINESS:

V2019-011 David Gruss

Michael Lautzenheiser said that the office hasn't been able to contact the owner. He felt it was time to turn this violation over to our attorney. Jerome Markley confirmed the timeline of the violation.

Motion to send to the Attorney: Tim Rohr

Second: Jarrod Hahn

Vote: 9-0

V2019-012 Jeffrey Troutman

Michael Lautzenheiser said that the violation has been resolved at this time.

V2019-019 Kenneth Williams

Kenneth Williams was present at the meeting. Michael Lautzenheiser gave a recap of the violation. He listed the steps required to close the violation. After the boards discussion with Mr. Williams, it was suggested to continue the violation to the March meeting to give him time to work with the Health Department.

Motion to continue to the March meeting: Josh Hunt

Second: Becky Stone- Smith

Vote: 9-0

2020 Board Contact Sheet

The board was given the updated contact sheet for their records.

DISCUSSION:

COMPREHENSIVE PLAN

Michael Lautzenheiser talked about the Steering Committee going over possible questions for the public survey to help update the comprehensive plan.

DOWNTOWN REVITALIZATION UPDATES

Michael Lautzenheiser talked about the Bluffton and Ossian projects going on at the start of the year. Bluffton NOW! is officially sold out for the upcoming Brrr Fest, and Ossian is now in the bidding process for their park.

HOUSING STUDY UPDATE

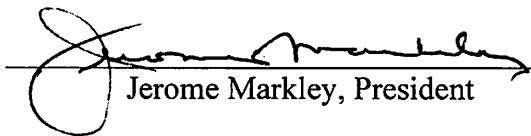
Michael Lautzenheiser talked about pre-meetings are starting to happen for upcoming projects. He is excited to see things moving and growing in the communities.

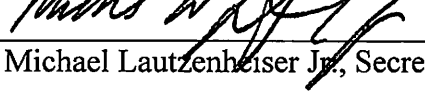
ADVISORY:

Jerome Markley asked about the article on WANE TV regarding the solar ordinance. Michael Lautzenheiser gave an update in regard to the article. Mr. Markley confirmed the March 5, 2020, meeting.

ADJOURN:

Becky Stone-Smith made a motion to adjourn the meeting. Tim Rohr seconded the motion. The February 6, 2020, Area Plan Commission meeting adjourned at 8:52 p.m.


Jerome Markley, President

ATTEST: 
Michael Lautzenheiser Jr., Secretary

Cross Wind Lakes

Major Subdivision Ordinance Compliance Report

COMMON STANDARDS

5-03 (1) – Yes, this plan conforms to the development goals of the comprehensive plan.

5-03 (2) – Yes, the property is under single ownership.

5-03 (3) – The major subdivision may consider incorporating some screening on the west side of lots 1,2,3, and 4 to separate the housing development from the preexisting residence. However, both uses are compatible with other.

5-03 (4) – The preexisting home to the south may feel like it is being changed from a rural home to more urban residential setting. This area has been historically set for residential development and the uses and zoning of these properties are compatible. There are similar properties that have been successfully incorporated into newer housing developments that show that it won't diminish its property value.

5-03 (5) – Yes, this plan helps to promote public health, welfare, and safety of the neighborhood.

5-03 (6) – The traffic management plan needs some further development prior to it meeting this requirement. This will be further defined later in this report. **Waivers and Conditions of Approval Requested**

5-03 (7) – We need written proof that Ossian will accommodate the requested utilities needed to do this development. **CONDITION OF APPROVAL**

5-03 (8) – Yes, covenants will be submitted as part of the secondary plat.

SPECIFIC INFRASTRUCTURE, LOT, AND PLANNING REQUIREMENTS

5-04 (1) (A) – Yes, this section is complied with

5-04 (1) (B) – Yes, easements are designed properly.

5-04 (1) (C) – Yes, easements are designed properly.

5-04 (1) (D) – Yes, easements are designed properly.

5-04 (1) (E) – Yes, this section will be complied with.

5-04 (2) – The Town of Ossian will need to make an official call on whether or not street lights and sidewalks are required. This will need to be done in writing. The Plat Committee agrees that sidewalks are needed on one side of the primary north and south road. **CONDITION OF APPROVAL**

5-04 (3) – Yes, all utilities will be installed per Ossian's Standards.

5-04 (4) – Yes, major subdivision signs will be installed in compliance with sign standards.

5-04 (5) (A) – Yes, this requirement is met as designed.

5-04 (5) (B) – Yes, this requirement is not necessary based on the design and subdivision location.

5-04 (5) (C) – Yes, this requirement is met

5-04 (5) (D) – Yes, this requirement is met

5-04 (5) (E) – Yes, this requirement is not being used.

5-04 (5) (F) – Yes, there are no effected items in this plan.

5-04 (5) (G) – See in more detail later in this report.

5-05 (1) – Yes, an adequate performance bond will be filed in compliance with the ordinance standards.

5-05 (2) – Yes, an adequate maintenance bond will be filed in compliance with the ordinance standards.

5-05 (3) – Yes, Plat committee review will occur on December 19 @ 9am.

6-02 (2) – This requirement will be met as discussed at plat committee.

6-02 (3) – This will need to be negotiated for Mill Street extended (CR 950 N). **CONDITION OF APPROVAL**

6-02 (4) – Written approvals from Wells County and the Town of Ossian shall be needed to comply. **CONDITION OF APPROVAL**

6-02 (5) – Written approval from Wells County and the Town of Ossian shall be needed to comply. **CONDITION OF APPROVAL**

6-02 (6) - Written approval from Wells County and the Town of Ossian shall be needed to comply. **CONDITION OF APPROVAL**

6-02 (7) – This will need to be negotiated for Mill Street extended (CR 950 N). **CONDITION OF APPROVAL**

6-03 (1) – This requirement is not met in its current design. **WAIVER REQUIRED**

6-03 (5) (A) – CR 900 N and Little River Trace are 2 of 3 required existing public way connections. To comply with this standard Mill Street to the north needs to be extended to provide the 3 connection to an existing road way. This requirement shall be met as discussed at Plat Committee

6-03 (5) (B) – Yes, this item is being met.

6-03 (5) (C) – Yes, this item is being met.

6-03 (6) (A) – This requirement is being met as discussed at Plat Committee

6-03 (6) (B) – Yes, this item is being met.

6-03 (6) (C) a) – This requirement is not being met. An addition stub would be needed east of the 2nd cul-de-sac. This requirement cannot be met on the south side of the project due to preexisting conditions. **WAIVER REQUIRED**

6-03 (6) (C) b) – Yes, this requirement will not be required.

6-03 (6) (C) c) – Any waivers will be required in writing from Ossian as long as Ossian is ok with annexation. **CONDITION OF APPROVAL**

6-03 (6) (C) d) – Yes, this requirement will be met.

6-03 (6) (C) e) – A temporary cul-de-sac or turn around will be needed at the end of Little River Trace extended as discussed at Plat Committee

6-03 (7) – This requirement is not being met in this current plan. **WAIVER REQUIRED**

6-03 (8) – This requirement is not being met in this current plan. Some of the issues are caused by the need for storm water management as well as preexisting conditions. **WAIVER REQUIRED**

6-04 (1) – This requirement is not being met in this current plan. **WAIVER REQUIRED**

6-04 (2) – This requirement is not being met in this current plan. **WAIVER REQUIRED**

6-04 (3) – Yes, this requirement is being met.

6-04 (4) – Yes, we are unaware of any stricter standards regarding Ossian or Wells County.


6-04 (5) – Yes, this will be complied with.

6-05 – A temporary turn around will be needed for Little River Trace extended. This will be done as discussed at Plat Committee

6-06 – Yes, this requirement will be met.

6-07 – Yes, this requirement will be met.

7-04 – We are needing storm water calculations to verify compliance with this section.



7-05 – We are needing proposed grading plans for the project that are usually part of the secondary plat.

7-06 – We are needing detailed drainage plans to verify compliance with this section. A written and recorded agreement will be needed to interconnect the drainage facilities between the 2 affected properties.

7-07 – Yes, this will be complied with.

7-08 – Yes, this will be complied with.

7-09 – Yes, this will be complied with.

7-10 – This will need to be addressed by the county drainage board.

7-11 – Yes, this will be complied with.

Article 8 – Yes, all survey and plat standards will be complied with.



Crosswind Lakes

Addressing Plan

S. Aviation Drive

Lot	Address		Notes
115	501 S. Aviation Drive	Ossian, IN 46777	2 Addresses - Corner Lot
29	502 S. Aviation Drive	Ossian, IN 46777	2 Addresses - Corner Lot
116	505 S. Aviation Drive	Ossian, IN 46777	
10 A	511 S. Aviation Drive	Ossian, IN 46777	2 Addresses - Corner Lot
17 B	525 S. Aviation Drive	Ossian, IN 46777	2 Addresses - Corner Lot
9	608 S. Aviation Drive	Ossian, IN 46777	
18	611 S. Aviation Drive	Ossian, IN 46777	
8	614 S. Aviation Drive	Ossian, IN 46777	
7	620 S. Aviation Drive	Ossian, IN 46777	
19	623 S. Aviation Drive	Ossian, IN 46777	
6	628 S. Aviation Drive	Ossian, IN 46777	
20	629 S. Aviation Drive	Ossian, IN 46777	
5	702 S. Aviation Drive	Ossian, IN 46777	
21	703 S. Aviation Drive	Ossian, IN 46777	
4	708 S. Aviation Drive	Ossian, IN 46777	
22	709 S. Aviation Drive	Ossian, IN 46777	
23	713 S. Aviation Drive	Ossian, IN 46777	
3	716 S. Aviation Drive	Ossian, IN 46777	
24	719 S. Aviation Drive	Ossian, IN 46777	
2	724 S. Aviation Drive	Ossian, IN 46777	
25	725 S. Aviation Drive	Ossian, IN 46777	
1	730 S. Aviation Drive	Ossian, IN 46777	
26	731 S. Aviation Drive	Ossian, IN 46777	

E. Little River Trace

Lot	Address		Notes
10 A	901 E. Little River Trace	Ossian, IN 46777	2 Addresses - Corner Lot
17 B	902 E. Little River Trace	Ossian, IN 46777	2 Addresses - Corner Lot
10 B	903 E. Little River Trace	Ossian, IN 46777	
17 A	904 E. Little River Trace	Ossian, IN 46777	
11 A	907 E. Little River Trace	Ossian, IN 46777	
16 B	908 E. Little River Trace	Ossian, IN 46777	
11 B	909 E. Little River Trace	Ossian, IN 46777	
16 A	910 E. Little River Trace	Ossian, IN 46777	
12 A	913 E. Little River Trace	Ossian, IN 46777	
15 B	914 E. Little River Trace	Ossian, IN 46777	
12 B	915 E. Little River Trace	Ossian, IN 46777	
15 A	916 E. Little River Trace	Ossian, IN 46777	
13 A	919 E. Little River Trace	Ossian, IN 46777	
14 B	920 E. Little River Trace	Ossian, IN 46777	
13 B	921 E. Little River Trace	Ossian, IN 46777	
14 A	922 E. Little River Trace	Ossian, IN 46777	

E. Piper Court

Lot	Address		Notes
38	702 E. Piper Court	Ossian, IN 46777	
39	703 E. Piper Court	Ossian, IN 46777	
37	706 E. Piper Court	Ossian, IN 46777	
40	707 E. Piper Court	Ossian, IN 46777	
36	712 E. Piper Court	Ossian, IN 46777	
41	715 E. Piper Court	Ossian, IN 46777	
35	718 E. Piper Court	Ossian, IN 46777	
42	719 E. Piper Court	Ossian, IN 46777	
34	722 E. Piper Court	Ossian, IN 46777	
43	723 E. Piper Court	Ossian, IN 46777	
33	728 E. Piper Court	Ossian, IN 46777	
44	729 E. Piper Court	Ossian, IN 46777	
32	734 E. Piper Court	Ossian, IN 46777	
45	735 E. Piper Court	Ossian, IN 46777	
31	738 E. Piper Court	Ossian, IN 46777	
46	803 E. Piper Court	Ossian, IN 46777	
30	806 E. Piper Court	Ossian, IN 46777	
29	810 E. Piper Court	Ossian, IN 46777	2 Addresses - Corner Lot
47	813 E. Piper Court	Ossian, IN 46777	

E. Sierra Court

Lot	Address		Notes
64	702 E. Sierra Court	Ossian, IN 46777	
65	703 E. Sierra Court	Ossian, IN 46777	
63	706 E. Sierra Court	Ossian, IN 46777	
66	709 E. Sierra Court	Ossian, IN 46777	
62	712 E. Sierra Court	Ossian, IN 46777	
67	715 E. Sierra Court	Ossian, IN 46777	
61	716 E. Sierra Court	Ossian, IN 46777	
68	719 E. Sierra Court	Ossian, IN 46777	
60	720 E. Sierra Court	Ossian, IN 46777	
69	723 E. Sierra Court	Ossian, IN 46777	
59	724 E. Sierra Court	Ossian, IN 46777	
58	728 E. Sierra Court	Ossian, IN 46777	
70	729 E. Sierra Court	Ossian, IN 46777	
57	804 E. Sierra Court	Ossian, IN 46777	
71	807 E. Sierra Court	Ossian, IN 46777	
56	810 E. Sierra Court	Ossian, IN 46777	
72	813 E. Sierra Court	Ossian, IN 46777	
55	904 E. Sierra Court	Ossian, IN 46777	
73	907 E. Sierra Court	Ossian, IN 46777	
54	912 E. Sierra Court	Ossian, IN 46777	
74	915 E. Sierra Court	Ossian, IN 46777	2 Addresses - Corner Lot
53	918 E. Sierra Court	Ossian, IN 46777	2 Addresses - Corner Lot

E. Skyhawk Court

Lot	Address		Notes
88	702 E. Skyhawk Court	Ossian, IN 46777	
89	703 E. Skyhawk Court	Ossian, IN 46777	
87	706 E. Skyhawk Court	Ossian, IN 46777	
90	711 E. Skyhawk Court	Ossian, IN 46777	
86	712 E. Skyhawk Court	Ossian, IN 46777	
85	716 E. Skyhawk Court	Ossian, IN 46777	
91	717 E. Skyhawk Court	Ossian, IN 46777	
84	720 E. Skyhawk Court	Ossian, IN 46777	
92	721 E. Skyhawk Court	Ossian, IN 46777	
83	724 E. Skyhawk Court	Ossian, IN 46777	
93	725 E. Skyhawk Court	Ossian, IN 46777	
82	802 E. Skyhawk Court	Ossian, IN 46777	
94	803 E. Skyhawk Court	Ossian, IN 46777	
81	808 E. Skyhawk Court	Ossian, IN 46777	
95	809 E. Skyhawk Court	Ossian, IN 46777	
80	814 E. Skyhawk Court	Ossian, IN 46777	
96	815 E. Skyhawk Court	Ossian, IN 46777	
97	901 E. Skyhawk Court	Ossian, IN 46777	
79	902 E. Skyhawk Court	Ossian, IN 46777	
98	907 E. Skyhawk Court	Ossian, IN 46777	
78	908 E. Skyhawk Court	Ossian, IN 46777	
99	915 E. Skyhawk Court	Ossian, IN 46777	2 Addresses - Corner Lot
77	916 E. Skyhawk Court	Ossian, IN 46777	2 Addresses - Corner Lot

S. Saratoga Drive

Lot	Address		Notes
100	105 S. Saratoga Drive	Ossian, IN 46777	
99	106 S. Saratoga Drive	Ossian, IN 46777	2 Addresses - Corner Lot
101	111 S. Saratoga Drive	Ossian, IN 46777	
102	117 S. Saratoga Drive	Ossian, IN 46777	
77	120 S. Saratoga Drive	Ossian, IN 46777	2 Addresses - Corner Lot
103	123 S. Saratoga Drive	Ossian, IN 46777	
76	202 S. Saratoga Drive	Ossian, IN 46777	
104	203 S. Saratoga Drive	Ossian, IN 46777	
75	214 S. Saratoga Drive	Ossian, IN 46777	
105	215 S. Saratoga Drive	Ossian, IN 46777	
74	218 S. Saratoga Drive	Ossian, IN 46777	2 Addresses - Corner Lot
106	221 S. Saratoga Drive	Ossian, IN 46777	
107	303 S. Saratoga Drive	Ossian, IN 46777	
53	306 S. Saratoga Drive	Ossian, IN 46777	2 Addresses - Corner Lot
108	309 S. Saratoga Drive	Ossian, IN 46777	
52	310 S. Saratoga Drive	Ossian, IN 46777	
109	311 S. Saratoga Drive	Ossian, IN 46777	
110	405 S. Saratoga Drive	Ossian, IN 46777	

51	406 S. Saratoga Drive	Ossian, IN 46777	
111	409 S. Saratoga Drive	Ossian, IN 46777	
50	412 S. Saratoga Drive	Ossian, IN 46777	
112	415 S. Saratoga Drive	Ossian, IN 46777	
49	420 S. Saratoga Drive	Ossian, IN 46777	
113	421 S. Saratoga Drive	Ossian, IN 46777	
114	425 S. Saratoga Drive	Ossian, IN 46777	
48	430 S. Saratoga Drive	Ossian, IN 46777	
115	433 S. Saratoga Drive	Ossian, IN 46777	2 Addesses - Corner Lot