

ROLL CALL

Tyson Brooks	John Potter
Jarrold Hahn	Tim Rohr
Bill Horan	John Schuhmacher
Chandler Gerber	Melissa Woodworth
Geoff Lance	
Jerome Markley	

Michael Lautzenheiser, Jr., Director

The February 1, 2024, meeting of the Area Plan Commission was called to order at 7:00 p.m. by Board President Jerome Markley. Ten members were present for roll call. The Town of Vera Cruz has not officially made their appointments to the board before the meeting.

APPROVAL OF MINUTES:

Tim Rohr made a motion to approve the minutes with changes from the January 4, 2024, meeting. Tyson Brooks seconded the motion; the motion carried 10-0.

OLD ITEMS:

NEW ITEMS:

OTHER BUSINESS:

V2023-011: Gregory & Deborah Adams, 409 N Highland Ave, Ossian (Setback Violation)

The Area Plan Commission discussed the violation. It was decided to have the office attorney reach out to their attorney to see if there has been any progress.

Motion to send to Attorney: Tim Rohr

Second: Tyson Brooks

Vote: 10-0

V2023-012: Cody Plagmann, 5926 N Main St., Uniondale (Junk Accumulation)

The Area Plan Commission discussed the violation. Michael Lautzenheiser said that he has had a conversation with Mr. Plagmann and progress has been made. Suggested 30 days and the board agreed.

Motion to continue to the March 21st meeting: Bill Horan

Second: John Schuhmacher

Vote: 10-0

Motion needed for updated meeting time and location for March 7th APC Meeting

The board approved a change in location for the meeting to be held at the Wells County 4H Park Expo Hall on the 7th of March at 6 p.m.

Motion to Approve: Geoff Lance

Second: Tyson Brooks

Vote: 10-0

Motion needed to add 2nd March APC Meeting for non-solar petition(s)

The board approved a second meeting in March to review other submitted petitions that are non-solar related. It will be March 21, 2024. The meeting will start at 7 p.m. The meeting will take place in the normal location of the Wells County Annex Building.

Motion to Approve: Tim Rohr

Second: Tyson Brooks

Vote: 10-0

Motion needed for June meeting date change to June 13, 2024

The board discussed the need to change the June meeting date to the 13th due to a schedule conflict in the Area Plan Commission office.

Motion to Approve: Tyson Brooks

Second: Chandler Gerber

Vote: 10-0

Board Member Contact Sheet

The board was informed that there will be a new sheet provided when Vera Cruz makes their appointment, and all have been able to review the contact sheet.

Additional Items

The Special Meeting request for February 15, 2024, was confirmed. It will take place at 7 p.m. in the Downstairs Annex Meeting Room.

There will be an updated calendar provided at that meeting with all the changes approved tonight.

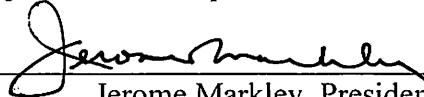
ADVISORY:

Michael Lautzenheiser gave a presentation on the Rules of Procedure, Zoning and Overlay Districts, Solar Development Plan Procedure, and needs for Special Meetings. There was good discussion from the board and public with the presentation. It was suggested that a brief version be presented at the start of the meeting on March 7th so that more public is aware of the procedure to be upheld at the meetings.

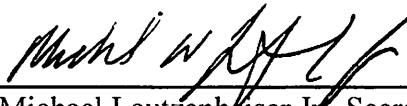
After the presentation, it was requested by the board to ask Colin Andrews, Area Plan Commission Attorney, be present at the March 7th meeting when the board reviews the P-1 Overlay District request. It was motioned by Geoff Lance, seconded by Tyson Brooks, and approved with a vote of 10-0.

ADJOURN:

Bill Horan made a motion to adjourn the meeting. John Schuhmacher seconded the motion. The February 1, 2024, Area Plan Commission meeting adjourned at 9:00 p.m.


Jerome Markley, President

ATTEST:


Michael Lautzenheiser Jr., Secretary