

ROLL CALL

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

Michael Lautzenheiser, Jr., Director

The February 2, 2023, meeting of the Area Plan Commission was called to order at 6:58 p.m. by Jerome Markley. All members were present for roll call.

APPROVAL OF MINUTES:

Tim Rohr made a motion to approve the minutes with changes from the January 5, 2023, meeting. Becky Stone-Smith seconded the motion; the motion carried 11-0.

OLD ITEMS:

NEW ITEMS:

A 23-02-01 LANCASTER TWP. NE/4 35-27N-12E David J Smith requests approval for a 2.52 acre division of a minor subdivision. The property is located at 4724 E 100 N, Bluffton, IN 46714 and is zoned A-1.

Austin Smith represented the petition for his father David Smith. He explained that his father was wanting to split the property to possibly have a future building site. There was a review of the letter from the Wells County Regional Sewer District and how they were ok with the additional tap on the sewer line. The board discussed the Plat Committee’s review of the petition and talked about the modification that would be required if approved. There was no comment from the public.

Modification: Allowance for 10-acre requirement to be reduced to 4.72-acre starting acreage.

Motion to Approve with Modification: Tyson Brooks

Second: Bill Horan

Vote: 11-0

OTHER BUSINESS:

V2020-013: Beth Ann Loucks – 617 Oakdale Dr., Ossian

Beth Loucks told the board that she intends to move the shed 8’ onto her property to comply with setbacks. She said that the mover she has contacted said that they would move the shed as soon as the weather and ground allow for it. There was a discussion on timeline regarding the history of the violation along with completion.

Motion to continue to May meeting if permit is issued on 2-3-2023: Bill Horan

Second: Becky Stone-Smith

Vote: 11-0

V2021-012: Joseph & Jennifer Meyer – 7564 S 150 E, Poneto

Michael Lautzenheiser gave a recap of the violation and that the Highway Department signed off on the layout and said the violation is now closed.

V2022-005: Edward Berry & Jaclyn Knueven – 2706 S Hoosier Hwy., Bluffton

Edward Berry gave a recap of the violation and how he was working on getting the property cleaned up. There was a discussion on the timeline and history on the property. Michael Lautzenheiser confirmed that some work had been done. There was no public comment.

Motion to continue to April meeting with an office update at the March Meeting: Tyson Brooks

Second: John Schuhmacher

Vote: 11-0

V2022-025: Daystar Development – 17815 Wayne St., Zanesville

Thomas Bean was there to represent the violation. He currently leases one of the buildings on the property. He told the board about the work he has done to the property and what items were not his. There was a review on what the definition of junk accumulation and junk yard were. The board discussed sending a certified letter to the property owner requesting their contact to the office along with coming to the next meeting. Issac Zent, Zanesville Town President, asked about the zoning of the property. There was discussion on the zoning and what would be required for a junk yard.

Motion to continue to March meeting and send certified letter to property owner: Tim Rohr

Second: John Schuhmacher

Vote: 11-0

RULES OF PROCEDURE

There was a discussion on the email sent earlier in the day and how the board is open to discuss any changes for the procedures at future meetings.

COMPREHENSIVE PLAN

Michael Lautzenheiser said that the Vision 2035 is officially completed and recorded. He also mentioned that Zanesville has adopted their Thrive Zanesville Master Plan, too.

REVITALIZATION UPDATES

Michael Lautzenheiser said that many things are in the works for downtown projects in Bluffton and Ossian. He also talked about trail and park improvements that are coming along nicely.

HOUSING STUDY UPDATE

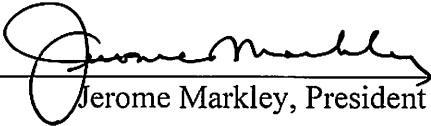
Michael Lautzenheiser talked about the strong start with new homes in 2023 but said that growth will be hard to maintain if the developments don't continue to add additional phases to the neighborhoods.

ADVISORY:

The meeting was confirmed for March 2, 2023.

ADJOURN:

Becky Stone-Smith made a motion to adjourn the meeting. Jarrod Hahn seconded the motion. The February 2, 2023, Area Plan Commission meeting adjourned at 8:02 p.m. with a vote of 10-1. Tyson Brooks wanted the meeting to continue.



Jerome Markley, President

ATTEST: 

Michael Lautzenheiser Jr., Secretary