

ROLL CALL

Harry Baumgartner, Jr.	Jerome Markley
Tyson Brooks	Tim Rohr
Jarrold Hahn	John Schuhmacher
Bill Horan	
Josh Hunt	
Erin Kreigh	

Michael Lautzenheiser, Jr., Director

The March 5, 2020, meeting of the Area Plan Commission was called to order at 7:00 p.m. by Jerome Markley. Eight members were present for roll call. John Schuhmacher arrived during the discussion of minutes.

APPROVAL OF MINUTES:

Tim Rohr made a motion to approve the minutes with changes from the February 6, 2020, meeting. Erin Kreigh seconded the motion; the motion carried 8-0-1. John Schuhmacher abstained from voting as he was absent at the February meeting.

OLD ITEMS:

NEW ITEMS:

A 20-03-03 LANCASTER TWP. SE/4 21-27N-12E RTT Investments LLC request an approval for a zoning change to R-3 for 8.783 acres. The property is located at 2200-2500 N Main St., Bluffton, IN 46714 and is zoned B-3.

Cody Ward, MLS Engineering, represented the petition for rezoning. He talked about the partial rezone for the property that would be for upscale apartments. He talked about the remaining property staying B-3 zoning. The board discussed the portion to be rezoned and road connections. They also talked about the number of apartments, and the surrounding properties zoning. Josh Hunt asked if there was any contact with the office regarding the rezoning. It was discussed that there hadn't been any calls or contact with the office. Jerome Markley asked if there was anyone else in attendance that would like to ask questions about the petition. Jarrod Hahn asked about the split zoning and not separating the property. Bill Horan asked where the City of Bluffton limits were regarding this property. The board talked about where the annexation lines were along with split use properties. There was no public concern or comment at the meeting.

Motion to send a Do Pass Recommendation to County Commissioners: Bill Horan

Second: Jarrod Hahn

Vote: 9-0

OTHER BUSINESS:

V2019-019 Kenneth Williams

Michael Lautzenheiser said that the office hasn't had any additional contact with the owner. He felt it was time to turn this violation over to our attorney. The board talked about the timeline of the violation and the steps needed to resolve the violation.

Motion to send to the attorney: Erin Kreigh

Second: Tyson Brooks

Vote: 9-0

V2019-026 Rodger and Connie Watt

Michael Lautzenheiser gave an update on the violation. He said that the owners came to the office, and there was a good conversation on everything that needed to be done. He talked about how it will take awhile to resolve this violation, and how there is already a date to check the progress in early April scheduled. There was some board discussion on the violation.

Motion to continue to the May 7th meeting: Josh Hunt

Second: Jarrod Hahn

Vote: 9-0

DISCUSSION:

COMPREHENSIVE PLAN

Michael Lautzenheiser talked about the survey in progress and how it should be made public by the end of the month. He said that the goal is to have everything in front of the board by this summer. There was also discussion on rezoning of the smaller towns and of Bluffton rezoning to match current uses.

DOWNTOWN REVITALIZATION UPDATES

Michael Lautzenheiser talked about the Bluffton and Ossian projects currently going on. He said that the Bluffton Community Reinvestment Program (CRP) grants have been awarded and that over \$600,000 will be going toward investments in the downtown area. He also talked about the bids coming in over budget for the project in Ossian, and how they are looking at ways to either cut some of the costs or add additional fundraising to make up the difference. Mr. Lautzenheiser talked about the NE Region Mural Festival taking place the week before the Bluffton Street Fair, and how they are looking to do three murals in Bluffton and one in Ossian if the wall is fixed in time.

HOUSING STUDY UPDATE

Michael Lautzenheiser talked about the rezoning and development plans so far this year, and how things are progressing. Josh Hunt asked if there was anything that the city or county is missing regarding the housing study. Mr. Lautzenheiser said that workforce housing is hard to fulfill. There was discussion on the City of Lafayette housing project.

ADVISORY:

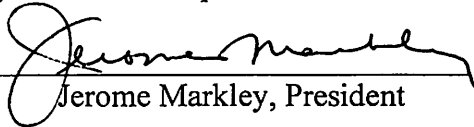
Michael Lautzenheiser talked about the opportunity to go to the Leadership Academy for Level 1 training. He wanted to ask the board for their support prior to asking the County Council for additional appropriations. The board agreed that it would be a good opportunity for him. They also agreed that if there was an ordinance needed from the County Commissioners that it was supported as well.

Motion to support request for additional appropriations from County Council: Jarrod Hahn
Second: Bill Horan
Vote: 9-0

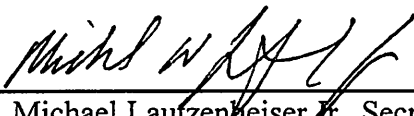
Mr. Markley confirmed the April 2, 2020, meeting.

ADJOURN:

John Schuhmacher made a motion to adjourn the meeting. Tyson Brooks seconded the motion. The March 5, 2020, Area Plan Commission meeting adjourned at 7:49 p.m.



Jerome Markley, President

ATTEST: 

Michael Lautzenheiser Jr., Secretary