

ROLL CALL

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

Michael Lautzenheiser, Jr., Director

The March 2, 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. Bill Horan was absent.

APPROVAL OF MINUTES:

Tim Rohr made a motion to approve the minutes with changes from the February 2, 2023, meeting. Jarrod Hahn seconded the motion; the motion carried 10-0.

OLD ITEMS:

NEW ITEMS:

A 23-03-02 HARRISON TWP. SW/4 4-26N-12E CLAD LLC requests approval for a zoning change to R-3. The property is located at 1131 S Morgan (Oak Park Lots 69 & 70), Bluffton, IN 46714, and is zoned R-2.

Michael Lautzenheiser said that the petitioner was out of town and had requested the petition be moved to the April meeting.

Motion to continue to April meeting: Tyson Brooks

Second: Chandler Gerber

Vote: 10-0

OTHER BUSINESS:

V2022-005 – Edward Berry & Jaclyn Knueven – 2581 S Hoosier Hwy., Bluffton

Michael Lautzenheiser gave an update on the violation. He said while there hasn't been any contact with the property owner, some items have been cleaned up. However, other items have been added as well.

V2022-010 – Nicole S Shannon – 1026 S Scott, Bluffton

Michael Lautzenheiser gave the recap of the violation. He said that a contractor has been hired and had a phone conversation with the contractor. Mr. Lautzenheiser said that he is hopeful the violation will be resolved soon. There was a discussion on the permitting issue that we continue to see in the office.

Motion to continue to April meeting: Tyson Brooks

Second: Jarrod Hahn

Vote: 10-0

V2022-014 – Julie Duncan – 11520 N 750 E, Ossian

Michael Lautzenheiser gave the recap of the violation. There was a discussion on the timeline and history of the structure. It was requested to verify permitting requirements for when the structure was placed.

Motion to continue to April meeting: Jarrod Hahn

Second: Becky Stone-Smith

Vote: 10-0

**V2022-015 – Zachary Cobb – 3024 S Main, Liberty Center
and**

V2022-016 – Anthony & Linda Kulb – 3038 S Main, Liberty Center

Michael Lautzenheiser gave the recap of the violations together as they both are dealing with junk accumulation on the shared property line. He said that there has been some work done but that there is still a lot of work to do. There was a discussion on the timeline. It was discussed that they would be given another 30 days, and then at the next meeting if it hasn't been resolved, it would be sent to the attorney.

Motion to continue to April meeting: Tim Rohr

Second: Chandler Gerber

Vote: 10-0

V2022-017 – Matthew M Heaton – 1599 SE SR 116, Bluffton

Stephanie & Matthew Heaton were there on behalf of the violation. Mrs. Heaton explained the financial needs causing the delay. Michael Lautzenheiser gave the recap of the violation and the items still needing to be cleaned up. There was a discussion on the timeline for resolving the violation.

Motion to continue to May meeting: John Schuhmacher

Second: Jarrod Hahn

Vote: 10-0

V2022-019 – Mark E Miller – 6059 S SR 1, Bluffton

Michael Lautzenheiser gave the recap of the violation. There was a discussion on the email that was sent to the office and presented to the board. There was a talk about the timeline requested.

Motion to continue to May meeting: Tyson Brooks

Second: Harry Baumgartner, Jr.

Vote: 10-0

V2022-020 – Douglas W Ginger – 8151 S 200 E, Keystone

Michael Lautzenheiser gave the recap of the violation. He said that the property owner called for an inspection of the violation last week. There was still some work to do and items to remove. The property owner asked for another 30 days.

Motion to continue to April meeting: Jarrod Hahn

Second: Becky Stone-Smith

Vote: 10-0

V2022-022 – Timothy Knight – 5777 W Oak Rd, Markle

Michael Lautzenheiser gave the recap of the violation. He said that no contact has been made by the owner of the property.

Motion to continue to 30 days then send to the APC attorney: Tim Rohr

Second: Tyson Brooks

Vote: 10-0

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

Dr. William Smits on behalf of Daystar Development was present to answer questions regarding the violation. There was a discussion on items remaining on the property. A timeline for completion was talked about as well.

Motion to continue to April meeting: Tyson Brooks

Second: Becky Stone-Smith

Vote: 10-0

V2022-026 – Isaiah & Dalia Medina-Geels – 5822 S Meridian Rd, Poneto

Isaiah Medina-Geels was at the meeting to discuss the violation. There was talk about the permit required. He asked if he could pay the \$40 permit fee instead of the violation fee as well. It was discussed that per ordinance requirements the full fee would be needed. Mr. Medina-Geels said that he would be applying for the permit. No motion was given. An update on the violation was requested for the next meeting.

RULES OF PROCEDURE

There was a discussion on items in the rules of procedure. It was mentioned that the remote attendance and alternate appointment areas need to be updated. It was requested that it be emailed to the board and that the board should look over the procedure and come to the April meeting ready to discuss the document.

COMPREHENSIVE PLAN

Michael Lautzenheiser said that the office is working toward items mentioned in the Vision 2035 plan.

REVITALIZATION UPDATES

Michael Lautzenheiser talked about the calendars coming out for events in Ossian and Bluffton. He also mentioned the upcoming Brrr Fest that BlufftonNOW! is putting on.

HOUSING STUDY UPDATE

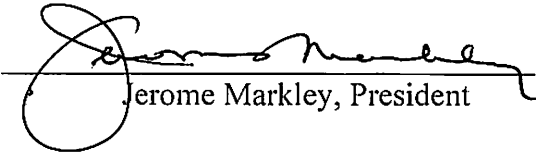
Michael Lautzenheiser talked about the upcoming major subdivision that will be heard at the next meeting. He also gave updates on Harvest Acres. Mr. Lautzenheiser mentioned both big and small projects are coming up for discussion and are on the horizon.

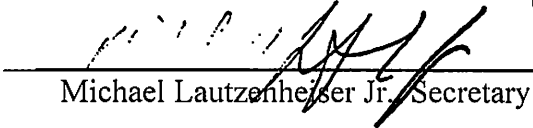
ADVISORY:

The meeting was confirmed for April 6, 2023.

ADJOURN:

Tyson Brooks made a motion to adjourn the meeting. Becky Stone-Smith seconded the motion. The March 2, 2023, Area Plan Commission meeting adjourned at 8:05 p.m. with a vote of 10-0.


Jerome Markley, President

ATTEST: 
Michael Lautzenheiser Jr. Secretary