

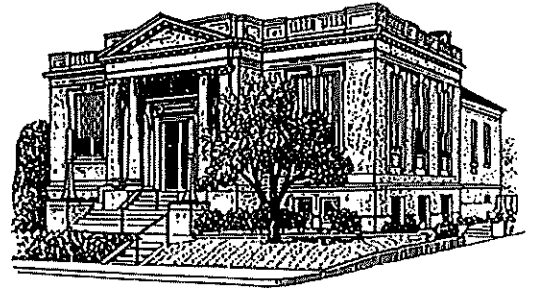
WELLS COUNTY AREA PLAN COMMISSION

WELLS CARNEGIE GOVERNMENT ANNEX

223 W. Washington St.

Bluffton, Indiana 46714-1955

Room 211 PHONE - 824-6407



SPECIAL MEETING OF THE WELLS COUNTY AREA PLAN COMMISSION

THURSDAY, March 21, 2024 AT 7:00 P.M.

ROOM 105 (MULTI-PURPOSE ROOM) LOWER LEVEL OF THE WELLS CARNEGIE
GOVERNMENT ANNEX BUILDING, 223 W. WASHINGTON ST., BLUFFTON, IN.
USE ELEVATOR ENTRANCE - EAST SIDE OF THE BUILDING

AGENDA

ROLL CALL

APPROVAL OF MINUTES

OLD ITEMS

NEW ITEMS

A 24-03-04 HARRISON TWP. NW/4 4-26N-12E Solid Rock Rentals request approval for a rezoning to R-3. The property is located at 328 S Union, Bluffton, IN 46714 and is currently zoned R-2.

A 24-03-05 HARRISON TWP. SW/4 10-26N-12E FIT Development LLC request approval for a 8 lot major subdivision. The property is located on 300 E (Wayne St.) just south of SR 116 (Harrison St.), Bluffton, IN 46714 and is zoned R-1.

A 24-03-06 JEFFERSON TWP. SE/4 9-28N-12E Jason & Casandra Meyer request approval for a rezoning to B-3. The property is located at 10350 N SR 1, Ossian, IN 46777 and is currently zoned R-1.

OTHER BUSINESS

- V2024-003: Shane & Kristi Anderson, 10714 W 900 S-90, Warren (RV Residence over 90 days)

WELLS COUNTY VISION 2025 COMPREHENSIVE PLAN PROGRESS

REVITALIZATION/TRAILS UPDATES

HOUSING STUDY UPDATE

ADVISORY

ADJOURN

ROLL CALL

Harry Baumgartner Jr	Jerome Markley
Tyson Brooks	John Potter
Josh Hunt	Tim Rohr
Jarrold Hahn	John Schuhmacher
Bill Horan	Melissa Woodworth
Geoff Lance	

Michael Lautzenheiser, Jr., Director

The March 21, 2024, special meeting of the Area Plan Commission was called to order at 7:00 p.m. by Board President Jerome Markley. Eleven members were present for roll call. Josh Hunt was in attendance as the alternate for Chandler Gerber who was unable to attend the special meeting.

APPROVAL OF MINUTES:

Tim Rohr made a motion to approve the minutes with changes from the February 15, 2024, meeting. Jarrod Hahn seconded the motion; the motion carried 10-0-1. Harry Baumgartner abstained from voting.

Tyson Brooks made a motion to approve the minutes with changes from the March 7, 2024, meeting. Tim Rohr seconded the motion; the motion carried 10-0-1. Harry Baumgartner abstained from voting.

OLD ITEMS:

NEW ITEMS:

A 24-03-04 HARRISON TWP. NW/4 4-26N-12E Solid Rock Rentals request approval for a rezoning to R-3. The property is located at 328 S Union, Bluffton, IN 46714 and is currently zoned R-2.

Drew Gerber presented the rezoning request to the board. Michael Lautzenheiser reviewed the 5 items the board needed to consider when voting on a rezoning request. There was discussion on parking and the number of proposed units on the property. Jerome Markley asked for public comment and there was none. Mr. Markley gave a recap of the motions available for a rezoning request.

Motion to send a Do Pass Recommendation to Bluffton Common Council: Josh Hunt

Second: Jarrod Hahn

Vote: 11-0

A 24-03-05 HARRISON TWP. SW/4 10-26N-12E FIT Development LLC request approval for a 8 lot major subdivision. The property is located on 300 E (Wayne St.) just south of SR 116 (Harrison St.), Bluffton, IN 46714 and is zoned R-1.

Aaron Isch & Todd Fiechter presented the major subdivision request to the board. They talked about the proposed layout of the subdivision and review from Board of Zoning Appeals (BZA) approval. There was discussion on the utilities for the project and that there are no additional modifications requested besides the BZA approval that was already given prior to this meeting. Jarrod Hahn talked about the detention on the project along with Mr. Isch. There was discussion

on the gas line and easement located on the parcel. Jerome Markley asked for public comment. Kent Shady voiced his concern about additional water coming onto his property from this proposed subdivision. Mr. Hahn talked about drainage and how the stormwater detention works on this type of project. There was also discussion on annexation and how the city doesn't force annexation.

Motion to Approve: Tyson Brooks

Second: John Schuhmacher

Vote: 11-0

Motion to Secondary Plat approval rights to Plat Committee: Jarrod Hahn

Second: Tyson Brooks

Vote: 11-0

A 24-03-06 JEFFERSON TWP. SE/4 9-28N-12E Jason & Casandra Meyer request approval for a rezoning to B-3. The property is located at 10350 N SR 1, Ossian, IN 46777 and is currently zoned R-1.

Jason & Cassandra Meyer presented the rezoning request to the board. They talked about the structure being built currently and discussed the surrounding area with the board. There was discussion on septic vs sewer line and outstanding approvals still that were needed. The board asked about the proposed use of the building. There was a discussion on the septic tanks on site and how they were not permitted or inspected. The board discussed the B-3 zoning restrictions and how a special exception would be needed if there were to be residential use on the property. The Meyers discussed lighting, screening, and surface water on the property with the board. Michael Lautzenheiser talked about home-based occupation rules in the ordinance vs state requirements.

Jerome Markley opened the floor to the public for questions, comments, and concerns. Mike Fancher gave his opinion on the use of the property and felt like there were several violations onsite. He also mentioned the well being in the easement as well. Mr. Fancher said that it seemed like the Meyers knew what they were doing beforehand. Orville Hilsmier said that it should have been planned and that this is an afterthought. There was discussion on the proposed sewer line. Emily Grover voiced her concern of the holding tank being located too close to the public well. She said that a builder should know the regulations. She mentioned it not fitting in with the surrounding area. Michele Pulfer said that the only change in the area since 2017 is this building. She said that she didn't want to see dumpsters just sitting around the property.

Jason Meyer addressed some of the public's concerns. There was a discussion on the wells and the previous drainage board request. Geoff Lance asked about permitting violations and if those needed to be discussed. Michael Lautzenheiser suggested discussing those with a future development plan if the rezoning is approved. He said that this was a unique situation. Mr. Lautzenheiser said that by rezoning the concerns can be addressed and fixed; however, if not rezoned, and it stays residential, those items were not enforceable. There was a review of the motion options available.

Commitment: Apply with Health Department within 30 days for septic. Commitment for only those businesses or similar in nature for future use if sold. 120 days to submit plans to state and file a development plan for review.

Motion to send a Do Pass Recommendation to County Commissioners: Tyson Brooks
Second: Tim Rohr
Vote: 11-0

OTHER BUSINESS:

V2024-003: Shane & Kristi Anderson, 10714 W 900 S-90, Warren

Shane Anderson gave a recap of how this violation happened. There was a discussion on how to avoid this in the future.

Paddlefish Solar

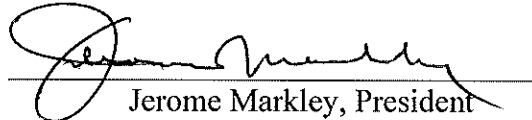
Michael Lautzenheiser gave a brief recap of the overlay request.

ADVISORY:

It was confirmed that there would not be an April meeting due to the lack of petition. The next meeting would possibly be May 2, 2024; however, the board would be notified of that meeting if it was to take place.

ADJOURN:

John Schuhmacher made a motion to adjourn the meeting. Josh Hunt seconded the motion. The motion was carried with a vote of 11-0. The March 21, 2024, Area Plan Commission meeting adjourned at 10:06 p.m.


Jerome Markley, President

ATTEST: 
Michael Lautzenheiser Jr., Secretary