

ROLL CALL

Harry Baumgartner, Jr.	Jerome Markley
Tyson Brooks	Tim Rohr
Cory Elzey	John Schuhmacher
Jarrold Hahn	
Bill Horan	Melissa Woodworth
Josh Hunt	

Michael Lautzenheiser, Jr., Director

The March 3, 2022, meeting of the Area Plan Commission was called to order at 7:00 p.m. by Jerome Markley. Nine members were present for roll call. Becky Stone-Smith was absent. Bill Horan arrived after roll call.

APPROVAL OF MINUTES:

Tim Rohr made a motion to approve the minutes with changes from the January 6, 2022, meeting. Jarrod Hahn seconded the motion; the motion carried 10-0.

OLD ITEMS:

NEW ITEMS:

Remote Participation Resolution

The board discussed the resolution regarding remote participation at meetings. There was also a discussion on attendance of meetings in general.

Motion to Approve: Tyson Brooks

Second: John Schuhmacher

Vote: 10-0

Wells County Vision 2035 Draft Review

Michael Lautzenheiser gave a recap of the Vision 2035 Plan. He mentioned it being a 10,000 feet view of the county and how and/or what we are needing to change over the upcoming years. He said that it's a resolution and not law. There was discussion about the format used, and notes were given to the office regarding updates that are recommended such as footnotes and other changes to help better clarify areas. Mr. Lautzenheiser talked about where the information came from and how it was all put together. He thanked those who helped create this along the way. Jerome Markley opened the floor up for public discussion. Benjamin Herman voiced his concern over pages 37 and 38 and how it recommends the support of solar energy in the county. There was discussion with the board regarding solar and how this portion was put together. The board discussed a timeline for finalizing the Wells County Vision 2035 and when to have suggested corrections turned into the office for updating prior to the next meeting.

REVITALIZATION UPDATES:

Michael Lautzenheiser gave an update on the Pathways Project, Community Reinvestment Program, and updates from Economic Development.

TRAILS UPDATE:

Michael Lautzenheiser talked about how Phase 2 for the Interurban Trail is in the works and gave an update on the Vera Cruz Launch Site.

HOUSING STUDY UPDATE:

Michael Lautzenheiser gave a brief update regarding a possible project in Ossian. There was discussion on capacity and any concerns there might be regarding the capacity of sewer lines there.

OTHER BUSINESS:

V2018-016 – B & K Auto Parts LLC

Rick Baumgartner was present on behalf of the violation. There was discussion about the timeline, and Mr. Baumgartner felt that he moved the items needing to be moved. The board discussed the flood area around the property with Mr. Baumgartner as well.

Motion to continue to next scheduled meeting: Bill Horan

Second: John Schuhmacher

Vote: 10-0

V2021-001 – Tony & Kelly Herman

Tony Herman was there on behalf of the violation. The board discussed a timeline and the remaining work to be done with Mr. Herman. Michael Lautzenheiser said that there has been work done on the property, but there is still work to do.

Motion to continue to next scheduled meeting: Josh Hunt

Second: Jarrod Hahn

Vote: 10-0

V2021-007 – Justin JT Miller

Michael Lautzenheiser said the violation has been resolved and is now closed. No action by the board was needed.

V2021-010 – Pursifull Properties LLC

Michael Lautzenheiser gave a recap of the violation. He said that a development plan has been filed and that the City of Bluffton sign-off sheet has already been received. There was a discussion on the violation.

Motion to continue until development plan is approved: Jarrod Hahn

Second: John Schuhmacher

Vote: 10-0

V2021-016 – Christopher & Brenda Mossburg

Michael Lautzenheiser talked to the violation and gave a recap of the work with the Wells County Health Department. There was discussion on the projects that are done and just need permitted. The board recommended sending a certified letter to the property owners and then, if by the April meeting no response had been received, it would be sent to the attorney for further action.

Motion to continue to next scheduled meeting: Jarrod Hahn

Second: John Schuhmacher

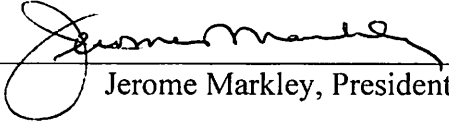
Vote: 10-0

ADVISORY:

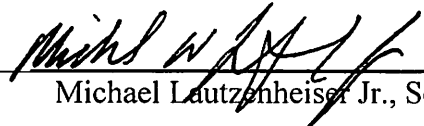
The April 7, 2022, meeting was confirmed.

ADJOURN:

Josh Hunt made a motion to adjourn the meeting. John Schuhmacher seconded the motion. The March 3, 2022, Area Plan Commission meeting adjourned at 8:36 p.m.



Jerome Markley, President

ATTEST: 

Michael Lautzenheiser Jr., Secretary