

ROLL CALL

Harry Baumgartner, Jr.	Jerome Markley
Tyson Brooks	Tim Rohr
	John Schuhmacher
Bill Horan	Becky Stone-Smith
Josh Hunt	
Erin Kreigh	

Michael Lautzenheiser, Jr., Director

The April 23, 2020, meeting of the Area Plan Commission was called to order at 7:05 p.m. by Jerome Markley. Nine members were present for roll call. Tyson Brooks, Bill Horan, Josh Hunt, Erin Kreigh, and John Schuhmacher attended via Zoom. Jarrod Hahn and Dick Witte were absent.

APPROVAL OF MINUTES:

Tim Rohr made a motion to approve the minutes with changes from the March 5, 2020, meeting. Harry Baumgartner seconded the motion; the motion carried 9-0.

OLD ITEMS:

NEW ITEMS:

A 20-04-04 LANCASTER TWP. SW/4 16-27N-12E Trout & Lisa Moser request approval for a 3.09 acre division of a minor subdivision. The property is located at 2400 E 350 N, Bluffton, IN 46714 and is zoned A-1.

Michael Lautzenheiser gave a recap of the division request. He said that the Plat Committee was ok with the division as well. Jerome Markley asked if there were any questions. John Schuhmacher asked if it would be a shared driveway. Mr. Lautzenheiser said that the office wasn't given any details as to what would happen with either property. Mr. Markley asked if there was any comment or question from the public. There were no comments.

Motion to Approve: Bill Horan

Second: Tyson Brooks

Vote: 9-0

A 20-04-05 TIF Declaratory Resolution

Chad Kline, Wells County Economic Director, presented the TIF Modification. Tyson Brooks asked if there was a timeline for the project. Mr. Kline said that they are hoping to have test products by end of year and in production by summer of 2021. Jerome Markley asked if there were any additional questions or comments. Michael Lautzenheiser explained how it was the board's job to make sure that it fits land use, and changes will still match the zoning of the property. Mr. Markley asked for public comments and questions. There were no comments. A copy of the resolution is attached to the minutes.

Motion to Approve: John Schuhmacher

Second: Becky Stone-Smith

Vote: 9-0

OTHER BUSINESS:

DISCUSSION:

COMPREHENSIVE PLAN

Michael Lautzenheiser talked about the survey and how he is hoping to have a copy for everyone at the next meeting. He mentioned waiting to make the survey public until the public feels safe picking up a paper copy at different locations.

DOWNTOWN REVITALIZATION UPDATES

Michael Lautzenheiser talked about the COVID-19 response and explained how things are being done differently.

HOUSING STUDY UPDATE

Michael Lautzenheiser talked about the RTT apartment and storage project being pushed to the next meeting due to some opposition and possibly moving it again due to meeting restrictions.

ADVISORY:

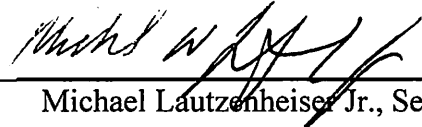
Michael Lautzenheiser talked about the County Council approving the additional appropriation for the Leadership Academy for Level 1 training. There was also discussion regarding the upcoming meeting and how it would be handled. Mr. Lautzenheiser said that it will all be based on the state orders.

Mr. Markley confirmed the May 7, 2020, meeting.

ADJOURN:

Tim Rohr made a motion to adjourn the meeting. Becky Stone-Smith seconded the motion. The April 23, 2020, Area Plan Commission meeting adjourned at 7:28 p.m.


Jerome Markley, President

ATTEST: 
Michael Lautzenheiser Jr., Secretary

ORDER OF THE WELLS COUNTY AREA PLAN
COMMISSION DETERMINING THAT A RESOLUTION
AMENDING THE DECLARATORY RESOLUTION AND
PLAN APPROVED AND ADOPTED BY THE BLUFFTON
REDEVELOPMENT COMMISSION CONFORMS TO THE
COMPREHENSIVE PLAN AND APPROVING SAID
RESOLUTION AND PLAN

WHEREAS, the Bluffton ("City") Redevelopment Commission ("Commission") adopted a declaratory resolution on December 31, 2007, as supplemented and amended to date (collectively, as supplemented and amended to date, "Original Declaratory Resolution"), as confirmed by a confirmatory resolution adopted on January 22, 2008, as supplemented and amended to date (collectively, as supplemented and amended to date, "Original Confirmatory Resolution"), establishing the boundaries of the Adams Street Economic Development Area ("Original Area"); and

WHEREAS, the Original Declaratory Resolution and the Original Confirmatory Resolution are hereinafter collectively referred to as the "Original Area Resolution;"

WHEREAS, the Original Area Resolution approved the Economic Development Plan, as amended (collectively, as amended, "Original Plan") which Original Plan contained specific recommendations for economic development in the Area;

WHEREAS, the Original Area Resolution designated an allocation area in accordance with IC 36-7-14-39 ("Midland Allocation Area"), for the purpose of capturing real property taxes and designated depreciable personal property taxes generated from the incremental assessed value of real and depreciable personal property located in the Midland Allocation Area;

WHEREAS, the Common Council approved the creation of the boundaries of the Original Area and the Midland Allocation Area;

WHEREAS, on March 17, 2020, the Commission adopted a resolution amending the Original Area Resolution ("Amending Declaratory Resolution") and Original Plan to: (i) add the establishment of a new automotive industry manufacturing and assembly operation ("Project") in, serving or benefiting the Original Area to the list of projects in the Original Plan ("2020 Plan"); and (ii) designate Inteva Products, LLC and Midland LLC as "designated taxpayers" for purposes of capturing increases in depreciable personal property assessed value; and

WHEREAS, IC 36-7-14-16 requires approval of the Amending Declaratory Resolution and the 2020 Plan by the Wells County Area Plan Commission ("Plan Commission");

NOW, THEREFORE, BE IT ORDERED BY THE WELLS COUNTY AREA PLAN COMMISSION, AS FOLLOWS:

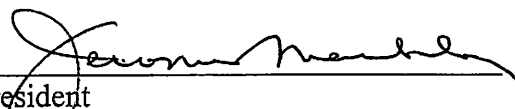
1. The Amending Declaratory Resolution and the 2020 Plan conform to the Comprehensive Plan of development for the City.

2. The Amending Declaratory Resolution and the 2020 Plan are in all respects approved.

3. The Secretary of the Plan Commission is hereby directed to file a copy of the Amending Declaratory Resolution and the 2020 Plan with the permanent minutes of this meeting.

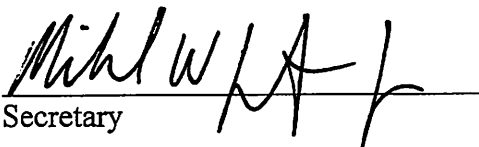
Passed by the Wells County Area Plan Commission, this 23rd day of April, 2020.

WELLS COUNTY AREA PLAN
COMMISSION



President

ATTEST:



Secretary