

ROLL CALL

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

Michael Lautzenheiser, Jr., Director

The May 4, 2023, meeting of the Area Plan Commission was called to order at 7:00 p.m. by Jerome Markley. All members were present for the roll call. Mr. Markley had Dave Shultz from the News-Banner introduce the new reporter, Sydney Kent.

**APPROVAL OF MINUTES:**

Tim Rohr made a motion to approve the minutes with changes from the April 6, 2023, meeting. Tyson Brooks seconded the motion; the motion carried 11-0.

**OLD 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.**

There wasn't anyone at the meeting to represent the petition. This petition is now void and would need to be refiled if they want to go before the board in the future.

**NEW ITEMS:**

**A 23-05-07 LANCASTER TWP. NW/4 22-27N-12E iTown Ministries, Inc. request approval for the development of a new iTown Church complex. The property is located on the east side of SR 1 between CR 250 N & Jackson St in Bluffton, IN 46714 and is zoned R-1.**

Ryan Redinger with Stopplesworth presented the petition. He talked about the details of the church complex and the details of working with INDOT. There was discussion on utilities and trail easements. Mr. Redinger said that he was working with the city engineer to get approval of items still needing to be approved. The board talked about the master plan for drainage and the neighboring properties. There was discussion on future development on the site. Jerome Markley asked if there was anyone from the public who wanted to speak regarding this petition. Brian McClelland voiced concern about drainage and it making the drainage on his property worse. There was additional discussion on the drainage for the project and proposed site. No additional comments were made from the public. There was a review on items still needed for an approval to take place.

Condition: INDOT Approval, Bluffton Sign-off, Photometric review

Motion to Approve with Conditions: Tyson Brooks

Second: Tim Rohr

Vote: 11-0

**A 23-05-08 LANCASTER TWP. SW/4 27-27N-12E Apollonia Real Estate LLC2 requests approval for the development of a new dental office. The property is located 1429 Baker Place, Bluffton, IN 46714 and is zoned B-2.**

Joe Gavet presented the petition. He talked about the proposed new building that would be replacing the existing building as well as the expansion of the parking lot. An overview was given on the proposed project. There was discussion on the drainage and current problems that exist with drainage onsite. Plat Committee items were discussed regarding taps for utilities and city sign-off that was still needed. Jerome Markley asked if there was anyone from the public who wished to speak about this petition. Tony Terhune voiced his concern about the drainage and his worry of that worsening. There was discussion on how the drainage is designed to work, and the drainage report was mentioned. There was a review on items needed for approval.

Condition: Bluffton Sign-off

Motion to Approve with Condition: Tyson Brooks

Second: Chandler Gerber

Vote: 11-0

**A 23-05-09 UNION TWP. NE/4 35-27N-12E Kathleen Kowal requests approval for a 9 acre division of a minor subdivision. The property is located at NW corner of Meridian Rd & 1050 N, Ossian, IN 46777 and is zoned A-1.**

Corey McKinney with McKinney Land Surveying presented the petition for a division of a minor subdivision. He talked about the layout of the property and the reasoning for this petition. Michael Lautzenheiser said that Plat Committee reviewed it and had no issues with the petition. Jerome Markley asked for public comment. Terry Fisher voiced his concern for the minor subdivision stating that the creation of those lots would increase the traffic. Once it was explained that it was just one additional property being created and not a subdivision, he was ok with the petition.

Motion to Approve: Bill Horan

Second: John Schuhmacher

Vote: 11-0

#### **OTHER BUSINESS:**

**V2020-013: Beth Ann Loucks – 617 Oakdale Dr., Ossian**

Michael Lautzenheiser gave an update on the violation. He said their violation was resolved.

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

Edward Berry told the board that he felt the property was cleaned up. There was discussion on how violations are created in the office and are complaint driven.

Motion to continue to June meeting: Tyson Brooks

Second: Becky Stone-Smith

Vote: 11-0

**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 is still a lot of work to do and

that it didn't appear that they took advantage of the town clean-up day. There was a discussion on the timeline. The board felt it was time to turn this violation over to the attorney

Motion send to APC attorney: Tim Rohr  
Second: John Schuhmacher  
Vote: 11-0

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

Stephanie Heaton gave an update and mentioned a few items, that still needed to be done and asked for another month extension.

Motion to continue to June meeting: Tyson Brooks  
Second: Melissa Woodworth  
Vote: 11-0

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

Mark Miller talked about his violation and work that has been done to this point. The board discussed the violation and timeline for resolving the violation.

Motion to continue to July meeting: Becky Stone-Smith  
Second: Bill Horan  
Vote: 11-0

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

Michael Lautzenheiser gave a recap of the violation. There was mention of the Drainage Board not being able to approve the addition due to the tile location. The board discussed the violation.

Motion to send certified letter with penalty statement for not removing structure: Tyson Brooks  
Second: Melissa Woodworth  
Vote: 11-0

**V2022-027 – Jamie Barton – 803 S Main St., Bluffton**

Michael Lautzenheiser gave a recap of the BZA meeting. There was discussion on sight triangles and the timeline needed.

Motion to continue to June meeting: Kiera Lance  
Second: Jarrod Hahn  
Vote: 11-0

**COMPREHENSIVE PLAN**

Michael Lautzenheiser gave a short update on progress of checking boxes on the new comprehensive plan.

**REVITALIZATION UPDATES**

Michael Lautzenheiser gave an update on Lancaster Park and Trail projects.

**HOUSING STUDY UPDATE**

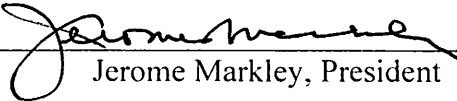
Michael Lautzenheiser gave an update on funding received for a needs analysis that is being requested by 2 developers.

**ADVISORY:**

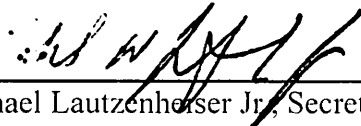
An update on the timeline was given for possible solar petitions. The meeting was confirmed for June 1, 2023. Michael Lautzenheiser gave a recap of the rural town clean-up event. He also talked about possible upcoming ordinance amendments that are in the works.

**ADJOURN:**

John Schuhmacher made a motion to adjourn the meeting. Becky Stone-Smith seconded the motion. The May 4, 2023, Area Plan Commission meeting adjourned at 9:22 p.m. with a vote of 11-0.

  
\_\_\_\_\_  
Jerome Markley, President

ATTEST:

  
\_\_\_\_\_  
Michael Lautzenheiser Jr., Secretary