

ROLL CALL

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

Michael Lautzenheiser, Jr., Director

The June 1, 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. Issac Zent represented the Town of Zanesville in John Schuhmacher’s absence.

APPROVAL OF MINUTES:

No minutes were presented for approval.

OLD ITEMS:

NEW ITEMS:

A 23-06-10 JEFFERSON TWP. SW/4 15-28N-12E Barkley Properties LLC requests approval for a zoning change to R-3. The property is located at 126 E Lafever (East 2/3 of lots 10-12 in Craig’s Addition), Ossian, IN 46777 and is zoned B-1.

Josh Barkley presented the rezoning request. He talked about the surrounding properties and felt this would be a good fit for the area. Michael Lautzenheiser agreed that rezoning this property to residential would match the surrounding properties. There was discussion on the past overzoning of the B-1 (central business district). There was no public comment. The board discussed the options for the motion that was needed.

Motion to Send a Do Pass to Ossian Town Council: Tyson Brooks

Second: Chandler Gerber

Vote: 11-0

A 23-06-11 JEFFERSON TWP. SE/4 21-28N-12E OD, Inc. requests approval for 3 Lot Major Subdivision. The property is located on the south side of 850 N and in the southwest area of SR 1 and 850 N, Ossian, IN 46777 and is zoned I-1.

Chad Kline and Gene Donaghy presented the petition. There was discussion on lot size and the capability of selling the lots easier by having them divided. The board discussed the remaining ground and the options for future use. There was talk about the road frontage on Lot 2 and the future of the proposed road expansion.

Condition: 100’ ingress/egress acting as road frontage for Lot 2

Motion to Approve with Condition: Tyson Brooks

Second: Melissa Woodworth

Vote: 11-0

A 23-06-11A Granting Secondary Approval rights for the OD, Inc's 3 Lot Major Subdivision Request.

The board discussed who should review the secondary plat.

Motion for Plat Committee to grant Secondary Approval: Jarrod Hahn

Second: Becky Stone-Smith

Vote: 11-0

OTHER BUSINESS:

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

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

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

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

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

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

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

Michael Lautzenheiser gave a recap of the violation. There has been no effort to remove the structure or contact the office prior to the meeting.

Motion to send violation to the office attorney: Tim Rohr

Second: Issac Zent

Vote: 11-0

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

Jamie Barton talked about the BZA meeting. He said that he hasn't heard from the City regarding their decision. It was noted that he needed to contact the Mayor's office. There was discussion on how long this would take to resolve.

Motion to continue to August meeting: Jarrod Hahn

Second: Tyson Brooks

Vote: 11-0

COMPREHENSIVE PLAN

Michael Lautzenheiser gave a short update proposed ordinance amendments. He also talked about Bluffton becoming an MS4 community and possible language changes needed to fit those standards into the ordinance.

REVITALIZATION UPDATES

Michael Lautzenheiser gave an update on Bluffton and Ossian Park Departments and the activities that are in full swing now that summer is here. He said that the Vera Cruz Launch is just waiting on FEMA now.

HOUSING STUDY UPDATE

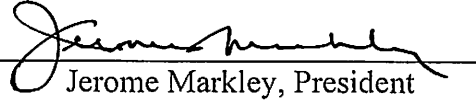
Michael Lautzenheiser and Chad Kline talked about the upcoming housing study showing the needs of the community compared to workforce in the area.

ADVISORY:

The meeting was confirmed for July 6, 2023. There was discussion on the upcoming Hazmat Day on June 10th.

ADJOURN:

Becky Stone-Smith made a motion to adjourn the meeting. Bill Horan seconded the motion. The June 1, 2023, Area Plan Commission meeting adjourned at 8:03 p.m. with a vote of 11-0.



Jerome Markley, President

ATTEST: 

Michael Lautzenhaiser Jr., Secretary