

ROLL CALL

	Jerome Markley
Tyson Brooks	Tim Rohr
	John Schuhmacher
Jarrold Hahn	Becky Stone-Smith
Bill Horan	Melissa Woodworth
Josh Hunt	

Michael Lautzenheiser, Jr., Director

The June 2, 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. Harry Baumgartner and Cory Elzey were absent.

**APPROVAL OF MINUTES:**

Josh Hunt made a motion to approve the minutes with changes from the May 5, 2022, meeting. Bill Horan seconded the motion; the motion carried 9-0.

**OLD ITEMS:**

**NEW ITEMS:**

**A 22-06-07 ROCKCREEK TWP. NW/4 2-27N-11E Janet Six requests approval for property rezoning to I-2. The property includes Banner City Lots 15-18, vacated alley, and 0.61 acres, west Uniondale, IN and is zoned I-1 & I-2.**

Justin Miller represented the rezoning request as a potential owner of the property. He explained what he was wanting to do with the property. Jerome Markley mentioned the email that had been sent to the office. Michael Lautzenheiser gave a recap of the surrounding zoning. Mr. Markley confirmed the area that was to be rezoned. Josh Hunt asked about the difference in I-1 and I-2 zoning. Mr. Markley asked for public comment. David Driscoll voiced his concern about allowing the new zoning on the property. Karen Herrick talked about the EPA getting involved a few years ago. She also didn't want the property rezoned and voiced a concern for the surrounding homeowners if the zoning request would go through. She gave the board a letter from Nancy Bowman since she was unable to attend the meeting in person. Mr. Markley read the letter to the board and public. There was discussion on vacating the access to the property and creating a new access point. David Fousnaugh talked about the contamination of the property and mentioned the daycare down the road which the children travel frequently and doesn't want to see increased traffic. Caleb Johnson, Haley Gephart, and Taylor Johnson all mentioned their concern for the young families in the area if the zoning were to pass. Mr. Markley asked Mr. Miller if he had any answers to the public's concern or comments. Mr. Miller talked about IDEM clearing the property in 2006. He talked about how he would plan to use the property. There was talk about creating a different access point to the property. There were additional board comments regarding the proposed rezoning.

Motion to Send a Do Not Pass Recommendation to County Commissioners: Bill Horan

Second: Josh Hunt

Vote: 9-0

**OTHER BUSINESS:****V2021-006 Gary & Roma Fausz (New owner is Flat Creek LLC)**

Michael Lautzenheiser gave a recap of the violation and mentioned the new ownership of the property. He said that the new owners planned on having the property cleaned up by end of June or early July. There was discussion on continuing until the August meeting.

Motion to continue to August 2022 Meeting: Josh Hunt

Second: Becky Stone-Smith

Vote: 9-0

**COMPREHENSIVE PLAN UPDATES:****Vision 2035 Draft**

Michael Lautzenheiser gave a recap of the changes that were made from the previous meeting. Jerome Markley asked individuals wanting to speak to please write their name on the sheet at the podium. He also asked that we discuss one topic at a time.

There was some discussion on the Poka-Bache Trail and the AEP line which leads to utilities vs trails talk.

There were a number of individuals from the public spoke out against the 450 E bypass and suggested voting no to the comprehensive plan as it was presented this evening. There was discussion on funded vs non-funded projects and how projects move forward. The board tried explaining why there was such vagueness in the proposed plan and that the 450 E isn't a guarantee either. There was talk of farm ground that would be lost if the 450 E bypass happened. The public was informed to speak with the County Commissioners and County Council to voice their concerns. The board talked about the timeline and how this could still be decades away if it even happened at all. Mr. Lautzenheiser said that the Comprehensive Plan is a review of items to be discussed by 2035 and that not everything in the plan would happen. There was public discussion about the planning of the design for the bypass and why wasn't the public notified sooner. The public speakers for this item of the comprehensive plan continued to ask the board to vote no.

Michael Lautzenheiser gave an update on the changes made to the solar pages of the plan. Multiple individuals had comments regarding the solar portion of the Vision 2035 Plan. It was mentioned that the portion that said "be aware that state is wanting to control solar" in the plan sounded like a threat. Jarrod Hahn talked about the history of the state bills and energy control that they are trying to pass, taking it out of the local government's hands. He said it's not a threat but a heads up that the state is still trying to control energy items. There was discussion by a member of the public stating that they don't want to look at them on their neighbor's property. The comment was brought up that with one topic it's mentioned, "It's our ground; let us have a say what happens," as well as this topic which land owners aren't wanting their neighboring land owner to sign and allow leases for large scale solar projects.

Jerome Markley thanked everyone for their input at the meeting. Michael Lautzenheiser said it was great to have the room full, and that's what the board has wanted all along. Public input is always welcomed at the meetings.

**REVITALIZATION UPDATES:**

No recap was given at the meeting.

**TRAILS UPDATE:**

No recap was given at the meeting.

**HOUSING STUDY UPDATE:**

No recap was given at the meeting.

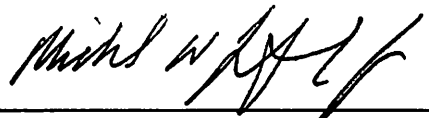
**ADVISORY:**

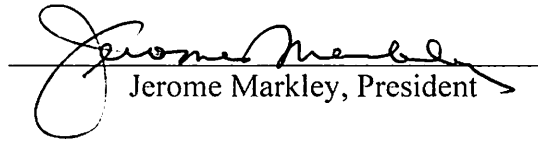
The July 7, 2022, meeting was confirmed. It was mentioned that it would be held at the Wells County Commerce and Visitors Centre again.

**ADJOURN:**

John Schuhmacher made a motion to adjourn the meeting. Becky Stone-Smith seconded the motion. The June 2, 2022, Area Plan Commission meeting adjourned at 10:15 p.m.

ATTEST:

  
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Michael Lautzenheiser, Jr., Secretary

  
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Jerome Markley, President