

ROLL CALL

	Jerome Markley
	Jeff Stringer
Chandler Gerber	John Schuhmacher
Jarrold Hahn	Becky Stone-Smith
Bill Horan	Melissa Woodworth
Kiera Lance	

Michael Lautzenheiser, Jr., Director

The July 6, 2023, meeting of the Area Plan Commission was called to order at 7:00 p.m. by Jerome Markley. Nine members were present for the roll call. Jeff Stringer represented the County Commissioners in Tim Rohr’s absence. Harry Baumgartner, Jr and Tyson Brooks were absent.

APPROVAL OF MINUTES:

Jarrold Hahn made a motion to approve the minutes with changes from the May 4, 2023, meeting. Becky Stone-Smith seconded the motion; the motion carried 9-0.

Jarrold Hahn made a motion to approve the minutes with changes from the June 1, 2023, meeting. Becky Stone-Smith seconded the motion; the motion carried 9-0.

OLD ITEMS:

NEW ITEMS:

A 23-07-12 LIBERTY TWP. NW/4 6-26N-11E Mark Surine requests approval for a 4.01- acre division of a minor subdivision. The property is located at 531 S 600 W, Markle, IN 46770 and is zoned A-1.

Mark Surine gave his history with the property he owned and stated he had no future plans for development on the property. There was discussion on the Plat Committee’s review and that it met all standard regulations regarding a normal sell-off. There was no public comment.

Motion to Approve: Bill Horan

Second: Jarrold Hahn

Vote: 9-0

A 23-07-13 LANCASTER TWP. NE/4 19-27N-13E Meyer Building LLC requests approval for a zoning change to I-1. The property is located at 2570 N Main St., Craigville, IN 46731 and is zoned S-1.

Brett Miller with MLS Engineering and Jason Gerber with Meyer Building gave details in regards to the rezoning petition along with the development plan petition. They discussed the proposed layout of the property and the changes that would be taking place. There was talk about fire suppression with the board and that if the state required it, it would be installed. Jarrold Hahn asked if the dry detention area could be a wet detention area if needed. There was a brief discussion on that topic. Jerome asked for public comment. Jeffrey Bays asked about the tile work that was going to be done and mentioned the county only wanting to help businesses and not the individuals. He said that someone on the Highway Department told him his house should be condemned. Mr. Hahn gave a recap of tile history in that area. He talked about the majority

of the tiles being private owned and not county regulated. Matt Hirschy asked about the alley that they maintain and his concern for heavy traffic on it. There was discussion on possibly vacating that alley and the steps that would be needed for that to happen. Jerome Markley reviewed the motions available for the rezoning petition.

Comment: APC is in favor of vacating alley if presented to the Commissioners in the future.

Motion to Send a Do Pass to County Commissioners: Jarrod Hahn

Second: Melissa Woodworth

Vote: 9-0

A 23-07-14 LANCASTER TWP. NE/4 19-27N-13E Meyer Building LLC requests approval for expansion of the stone lot and a future proposed building. The property is located at 2570 N Main St., Craigville, IN 46731 and is zoned S-1 and I-1.

Brett Miller with MLS Engineering gave a quick review of the previous discussion. There was no public comment given.

Comment: APC is in favor of the alley being vacated if neighboring property owner wants to.

Motion to Approve: Bill Horan

Second: John Schuhmacher

Vote: 9-0

OTHER BUSINESS:

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

Mark Miller was present to give an update on his property. He asked for an inspection.

Motion to continue to August meeting: John Schuhmacher

Second: Becky Stone-Smith

Vote: 9-0

COMPREHENSIVE PLAN

Michael Lautzenheiser said that there are quite a few trail projects going on currently. Jerome Markley asked about upcoming ordinance changes. Mr. Lautzenheiser said that they are coming up for discussion soon.

REVITALIZATION UPDATES

Michael Lautzenheiser said that Ossian is moving right along with their projects in the downtown area.

HOUSING STUDY UPDATE

Michael Lautzenheiser said that the first housing study meeting is on July 20, 2023. This will help determine where the need is.

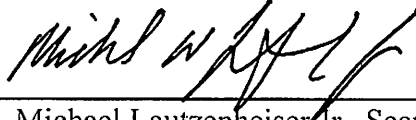
ADVISORY:

The library was thanked for allowing us to use their meeting room due to the fire next door to our regular meeting place. The August meeting was confirmed, with a chance to cancel due to no petitions being filed at the time.

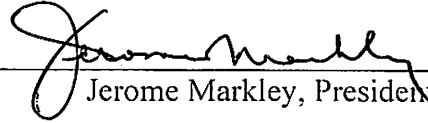
ADJOURN:

John Schuhmacher made a motion to adjourn the meeting. Chandler Gerber seconded the motion. The July 6, 2023, Area Plan Commission meeting adjourned at 7:54 p.m. with a vote of 9-0.

ATTEST:



Michael Lautzenheiser Jr., Secretary



Jerome Markley, President