

ROLL CALL

Harry Baumgartner, Jr.	Jerome Markley
Tyson Brooks	Tim Rohr
Cory Elzey	John Schuhmacher
Jarrold Hahn	
	Melissa Woodworth
Josh Hunt	

Michael Lautzenheiser, Jr., Director

The July 7, 2022, meeting of the Area Plan Commission was called to order at 7:00 p.m. by Jerome Markley. Seven members were present for roll call. Cory Elzey and John Schumacher arrived late. Bill Horan and Becky Stone-Smith were absent.

**APPROVAL OF MINUTES:**

No minutes were added to the packet. June and July minutes will be presented for approval at the August meeting.

**OLD ITEMS:**

**NEW ITEMS:**

**A 22-07-08 LANCASTER TWP. SW/4 21-27N-12E BLI LLC requests approval for partial 4.49 property rezoning to R-2. The property is located at 2330 R 250 N, Bluffton, IN 46714 and is zoned S-1.**

Joel Hoehn, Stody Associates, represented the petition for rezoning. He explained the portion to be rezoned for a 17-lot subdivision. He talked about either single-family homes or duplexes to be built in the future there. There was discussion on the proposed residential zoning selected. Melissa Woodworth asked if it had to be only single-family homes since that was the answer on the petition. Michael Lautzenheiser said that under the R-2 zoning it would be ok for single-family or duplexes to be placed. Jerome Markley asked for any public comment. There was none. John Schuhmacher arrived. Mr. Markley reviewed the recommendation options.

Motion to Send a Do Pass Recommendation to County Commissioners: Tyson Brooks

Second: Tim Rohr

Vote: 8-0

Cory Elzey arrived.

**A 22-07-09 UNION TWP. SE/4 4-28N-11E Flat Creek LLC requests approval for property rezoning to B-3. The property is located at 11044 N Marzane Rd., Markle, IN 46770 and is zoned A-1.**

Jeff Shelton represented his rezoning request. He talked about living a mile away from this property and how he was wanting this to be the headquarters for Flat Creek LLC. He's wanting to use the current 3 separate sections for an office, a shop, and a woodshop. There was a discussion on the previous use of the property and the violation under the previous ownership which had been cleaned up under the Flat Creek LLC ownership. Jerome Markley asked the board for comments and questions. Josh Hunt thanked them for handling the violation and cleaning up the site. Mr. Markley asked the public for any comments. There were a couple individuals who were opposed to the rezoning based on their concern for additional traffic in the

area as well as wanting to see it turned back to agricultural use. They presented a petition signed by neighboring property owners who didn't want to see the rezoning happen. There were also several individuals there in support of the rezoning. They all spoke about the opportunity that the young men get working for Flat Creek and how this would be a great opportunity to have them located there. There was concern mentioned about the septic on site of which the board was informed didn't affect the rezoning as it was a health department issue. There were additional comments on matching the zoning of the property to the history of the property.

Motion to Send a Do Pass Recommendation to County Commissioners: Josh Hunt

Second: Harry Baumgartner, Jr.

Vote: 8-1 (Cory Elzey)

**A 22-07-10 HARRISON TWP. SW/4 5-26N-12E 20/20 Custom Molded Plastics LLC requests approval for a proposed 204,800 sq. ft. warehouse, additional pavement, future 102,400 sq. ft. warehouse addition, and future 102,000 sq.ft. outdoor storage area. The property is located at 785 Decker Dr., Bluffton, IN 46714 and is zoned I-1.**

Brett Miller, MLS Engineering, represented the development plan. There was talk about the city of Bluffton's sign-off sheet and the items mentioned. Mr. Miller said that the issues had been addressed, and there is updated city approval now. There was discussion on the timeline of the projects. The board also talked about traffic for this warehouse. Jerome Markley asked for public comments. There were none.

Motion to Approve: Jarrod Hahn

Second: Josh Hunt

Vote: 9-0

#### **OTHER BUSINESS:**

##### **V2021-012: Joseph and Jennifer Meyer**

Michael Lautzenheiser gave a recap of the violation and mentioned the agreement with the Highway Engineer. There was discussion on continuing until the September meeting.

Motion to continue to September 2022 Meeting: Josh Hunt

Second: Tyson Brooks

Vote: 9-0

##### **V2021-017: Douglas and Tamara Klefeker**

Michael Lautzenheiser gave a recap of the violation and talked about the timeline the office has discussed with the property owner. There was discussion on continuing until the September meeting.

Motion to continue to September 2022 Meeting: Tyson Brooks

Second: John Schuhmacher

Vote: 9-0

##### **V2022-002: Denny and Aimee Foss**

Denny Foss was there to represent the violation. Michael Lautzenheiser gave a recap of the violation. There was a discussion on the timeline with the property owner. There was discussion on continuing until the September meeting.

Motion to continue to September 2022 Meeting: John Schuhmacher  
Second: Jarrod Hahn  
Vote: 9-0

**V2022-004: Catarino and Cathy Ybarra**

Michael Lautzenheiser gave a recap of the violation and said that some work has been done. It was mentioned that there has been little contact with the property owner. There was discussion on the next step for the violation.

Motion to continue 30 days with letter stating if there is no contact with the office that it would be turned over to the APC attorney: Jarrod Hahn  
Second: Tyson Brooks  
Vote: 9-0

**APC/GIS 2023 Budget**

Michael Lautzenheiser gave a recap of the proposed budgets for the APC and GIS accounts. He asked the board for their support on presenting the budgets to the County Council.

Motion to Support Budgets: Tim Rohr  
Second: Jarrod Hahn  
Vote: 9-0

**COMPREHENSIVE PLAN UPDATES:**

**Vision 2035 Draft**

Michael Lautzenheiser gave a recap of the changes that were made from the previous meeting. He said that he felt that the plan was ready to be voted on at the next meeting. There was some board discussion on items that might need more attention and possibly be changed before the meeting next month. Jerome Markley asked individuals wanting to speak that we discuss one topic at a time.

There were several individuals from the public who spoke out with concerns over the SR 1 bypass and felt that it's not needed. There was mention of it's our property, and we don't want to lose our ground and just tell the state no. There was a discussion on how funded and unfunded projects work. Also, there was discussion on how the county would want to have some say on roads in the county and help with suggestions regarding improvements. The timeline on road projects was talked about and how long some projects take. The board shared information on who to talk to regarding the upcoming projects.

Quinn Kumfer voiced his support for all the hard work and time given to this plan.

Jerome Markley thanked everyone for their input at the meeting. Michael Lautzenheiser said it was nice to have the room full again. Public input is always welcomed at the meetings.

**REVITALIZATION UPDATES:**

Michael Lautzenheiser gave a recap of the upcoming events in Bluffton and Ossian.

**TRAILS UPDATE:**

Michael Lautzenheiser gave an update on trail projects.

**HOUSING STUDY UPDATE:**

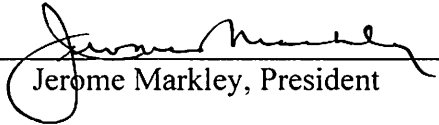
Michael Lautzenheiser said that the Estates of Parlor City, now known as Parlor Bluffs, is getting back up and moving forward again. He also talked about a lot getting split into 2 lots so a duplex could be built on the extra ground.

**ADVISORY:**

The August 4, 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. Tim Rohr seconded the motion. The July 7, 2022, Area Plan Commission meeting adjourned at 9:55 p.m.

  
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Jerome Markley, President

ATTEST:   
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Michael Lautzenheiser, Jr., Secretary