

ROLL CALL

Tyson Brooks  
Cory Elzey  
Jarrod Hahn  
Bill Horan  
Josh Hunt

Tim Rohr  
John Schuhmacher  
Becky Stone-Smith  
Melissa Woodworth

Michael Lautzenheiser, Jr., Director

The August 23, 2022, special meeting of the Area Plan Commission was called to order at 6:30 p.m. by Bill Horan. Nine members were present for roll call. Harry Baumgartner, Jr., and Jerome Markley were absent.

**APPROVAL OF MINUTES:**

No minutes were added to the packet: June 2, July 7, August 4, and August 23 minutes will be presented for approval at the September 1 meeting.

**OLD ITEMS:**

**NEW ITEMS:**

**A 22-08-11 HARRISON TWP. NE/4 9-26N-12E Brick and Mortar Properties LLC requests approval for a proposed 6 Building U-Store Development. The property is located at 1800 S Main St., Bluffton, IN 46714 and is zoned B-3.**

Randy Harnish represented the petition. He talked about the layout for the 3 buildings to be built now and the differences between the buildings. There was discussion on allowing a 2-stage ditch instead of a detention area. Examples were given on other projects that have been approved with the same modification. Michael Lautzenheiser asked about the driveway location. Brandon Harnish referred to a discussion with Tim Simpson, Department Head of Bluffton Street Department and gave an answer of one large driveway access point instead of the possibility of having two driveways. Mr. Lautzenheiser talked about the 2-stage ditch and how DNR requires a permit for working in the floodway. It was mentioned that there were 3 future buildings shown on the drawing. Bill Horan asked if there were any comments or questions from the public. There were none. There was a review of the modifications and conditions that would be needed if a motion was given.

Modification: To allow a 2-stage ditch for stormwater drainage detention.

Condition: Updated drawing showing driveway location. Updated City of Bluffton sign-off sheet. DNR permit for work in a floodway.

Motion to Approve with Conditions and Modifications: Tyson Brooks

Second: Jarrod Hahn

Vote: 9-0

**OTHER BUSINESS:**

No discussion.

**COMPREHENSIVE PLAN UPDATES:**

No discussion.

**REVITALIZATION UPDATES:**

No discussion.

**TRAILS UPDATE:**

No discussion.

**HOUSING STUDY UPDATE:**

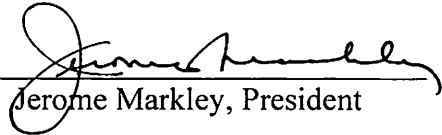
No discussion.

**ADVISORY:**

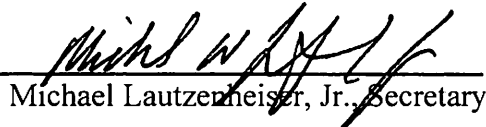
The September 1, 2022, meeting was confirmed. It was mentioned that it would be held at the Wells County Commerce and Visitors Centre again.

**ADJOURN:**

John Schuhmacher made a motion to adjourn the meeting. Tim Rohr seconded the motion. The August 23, 2022, Area Plan Commission meeting adjourned at 6:55 p.m.

  
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Jerome Markley, President

ATTEST:

  
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Michael Lautzenheiser, Jr., Secretary