

ROLL CALL

Harry Baumgartner, Jr.	Jerome Markley
Tyson Brooks	Tim Rohr
	John Schuhmacher
Jarrold Hahn	Becky Stone-Smith
Bill Horan	
Josh Hunt	

Michael Lautzenheiser, Jr., Director

The September 1, 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. Cory Elzey and Melissa Woodworth were absent.

APPROVAL OF MINUTES:

Tyson Brooks made a motion to approve the minutes with changes from the June 2, 2022, meeting. Jarrod Hahn seconded the motion; the motion carried 8-0-1. Harry Baumgartner, Jr. abstained from voting.

Tyson Brooks made a motion to approve the minutes with changes from the July 7, 2022, meeting. Tim Rohr seconded the motion; the motion carried 9-0.

Tyson Brooks made a motion to approve the minutes with changes from the August 4, 2022, meeting. Bill Horan seconded the motion; the motion carried 9-0.

Jarrold Hahn made a motion to approve the minutes with changes from the August 23, 2022, meeting. Josh Hunt seconded the motion; the motion carried 8-0-1. Harry Baumgartner, Jr. abstained from voting.

OLD ITEMS:

NEW ITEMS:

A 22-09-13 LANCASTER TWP. SW/4 21-27N-12E BLI LLC requests an approval of a Major Subdivision for 17 lots. The property is located on 250 N east of SR 116, Bluffton, IN 46714 and is zoned R-2.

Michel Lautzenheiser informed the board that the petitioner had requested the petition be continued until the next meeting which would provide time to update plans and give answers to the Plat Committee's comments.

Motion to Continue to October 6, 2022, meeting: Bill Horan

Second: Becky Stone-Smith

Vote: 9-0

A 22-09-14 JEFFERSON TWP. SE/4 21-28N-12E OD Inc & Ossian Spec I requests approval for a proposed 30,000 sq ft Warehouse, Parking Area, and Loading Docks. The property is on 850 N west of SR 1, Ossian, IN 46777 and is zoned I-1.

Connor Jackson, Construction Manager for James Jackson Co., presented the development plan for the proposed warehouse project in Ossian. Jerome Markley asked for a comparison to another warehouse building and the square footage. There was some discussion on the different

warehouses throughout Wells County. Michael Lautzenheiser talked about the Plat Committee items that need to be addressed. There was board discussion on possibility of expansion and the items needed for approval. Markley asked if there were any public comments regarding this petition. There were no comments or concerns addressed by the public.

Conditions: Ossian's sign-off, 5-acres stamped and transferred, and additional 2.5-acres needing to be approved and transferred.

Motion to Approve: Tyson Brooks

Second: Josh Hunt

Vote: 9-0

A 22-08-12 WELLS COUNTY VISION 2035 COMPREHENSIVE PLAN

- **Our Community**
- **Land Use**
- **Project Funding**
- **Transportation**
- **Infrastructure**
- **Quality of Life**
- **Natural Disaster**
- **Markle Coordination**
- **Additional Plans**
- **Appendix**

Jerome Markley and Michael Lautzenheiser talked about the plan and asked for board questions and comments. There was discussion regarding the Markle portion of the plan and the history with regarding jurisdiction of the town limits of Markle. Mr. Markley asked if there were any public comments or questions. Robert Park asked about items on page 39 (solar), 59 (trails), and 53 (transportation). Melissa Dietrich applauded the board on listening to the public comments and all the boards input for this plan. Marella Lael questioned wording on page 57 and the word "around"; it was discussed to be changed to "in and around". She also asked about page 56 (Mill Street extension). There was some discussion on the Crosswind Lakes subdivision and the entrance that would be needed along Mill Street in the final phase of the development. Eden Mock asked about pages 49 and 87 regarding wildlife population. Mr. Markley closed the public portion of the meeting as there were no additional individuals wanting to speak. He asked for the boards final thoughts. Bill Horan asked about the process moving forward. There was a review of the next steps in finalizing the plan.

Motion to Approve with corrections: Josh Hunt

Second: John Schuhmacher

Vote: 9-0

OTHER BUSINESS:

V2021-012: Joseph and Jennifer Meyer

Michael Lautzenheiser gave an update on the violation and asked the board to continue it for 60 days.

Motion to Continue to November 3, 2022, meeting or next available: Jarrod Hahn

Second: Becky Stone-Smith

Vote: 9-0

V2022-002: Denny and Aimee Foss

Michael Lautzenheiser gave an update on the violation and asked the board to continue it for 30 days.

Motion to Continue to October 6, 2022, meeting: John Schuhmacher

Second: Josh Hunt

Vote: 9-0

REVITALIZATION UPDATES:

Michael Lautzenheiser gave an update on summer activities in the downtown areas. He also talked about the Pathways Projects and the CRP Projects in Bluffton.

TRAILS UPDATE:

Michael Lautzenheiser talked about the extension to Lancaster Park and the upcoming discussion regarding the East SR 124 trail possibility. He also stated that the Vera Cruz project is still in the design phase.

HOUSING STUDY UPDATE:

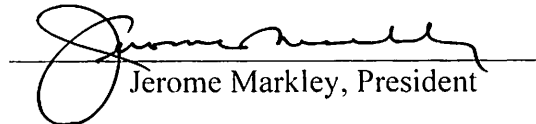
Michael Lautzenheiser talked about the possibility for new development on the NW side of Ossian. There was also discussion on section 2 of Crosswind Lakes starting up, as well as Greenfield Farms starting to move dirt for the next phase there.

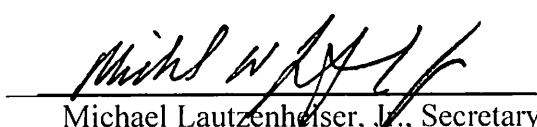
ADVISORY:

The October 6, 2022, meeting was confirmed. It was mentioned that it will be located back at the Wells County Annex in the lower-level meeting room.

ADJOURN:

Bill Horan made a motion to adjourn the meeting. John Schuhmacher seconded the motion. The September 1, 2022, Area Plan Commission meeting adjourned at 7:55 p.m.


Jerome Markley, President

ATTEST: 
Michael Lautzenheiser, Jr., Secretary