

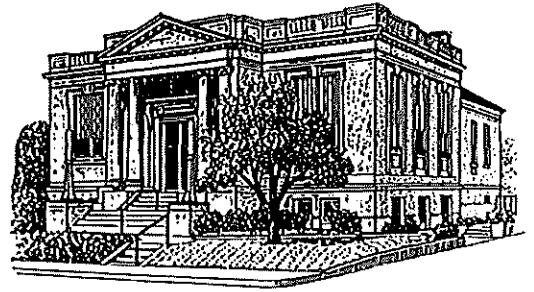
WELLS COUNTY AREA PLAN COMMISSION

WELLS CARNEGIE GOVERNMENT ANNEX

223 W. Washington St.

Bluffton, Indiana 46714-1955

Room 211 PHONE - 824-6407



MEETING OF THE WELLS COUNTY AREA PLAN COMMISSION

THURSDAY, July 11, 2024 AT 7:00 P.M.

ROOM 105 (MULTI-PURPOSE ROOM) LOWER LEVEL OF THE WELLS CARNEGIE
GOVERNMENT ANNEX BUILDING, 223 W. WASHINGTON ST., BLUFFTON, IN.
USE ELEVATOR ENTRANCE - EAST SIDE OF THE BUILDING

AGENDA

ROLL CALL

APPROVAL OF MINUTES

OLD ITEMS

NEW ITEMS

A 24-07-10 JEFFERSON TWP. SE/4 9-28N-12E Jason & Casandra Meyer request approval for 7890 sq ft building and parking area. The property is located at 10350 N SR 1, Ossian, IN 46777 and is currently zoned B-3.

OTHER BUSINESS

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WELLS COUNTY VISION 2035 COMPREHENSIVE PLAN PROGRESS

REVITALIZATION/TRAILS UPDATES

HOUSING STUDY UPDATE

ADVISORY

ADJOURN

ROLL CALL

Harry Baumgartner, Jr.	Jerome Markley
Tyson Brooks	John Potter
Chandler Gerber	Tim Rohr
Jarrold Hahn	John Schuhmacher
Bill Horan	Melissa Woodworth
Geoff Lance	

Michael Lautzenheiser, Jr., Director

The July 11, 2024, meeting of the Area Plan Commission was called to order at 7:00 p.m. by Board President Jerome Markley. All members were present for roll call.

APPROVAL OF MINUTES:

Tim Rohr made a motion to approve the minutes with changes from the June 13, 2024, meeting. Jarrod Hahn seconded the motion; the motion carried 11-0.

OLD ITEMS:

No old items to discuss.

NEW ITEMS:

A 24-07-10 JEFFERSON TWP. SE/4 9-28N-12E Jason & Casandra Meyer request approval for 7890 sq ft building and parking area. The property is located at 10350 N SR 1, Ossian, IN 46777 and is currently zoned B-3.

Derek Simon with MLS Engineering was there to present the development plan requests along with Jason Meyer. Jerome Markley asked that Michael Lautzenheiser give a recap of the history of this property. His recap included the original permit which was voided, previous rezoning requested and approved, and trying to work with the property owner to get to this development plan. He went on to say that we normally see a development plan for bare ground or an addition to an existing building. Melissa Woodworth asked if it should be currently occupied. Mr. Lautzenheiser said that there is no active permit for the building to be built and that it shouldn't be used and would be another violation if turned into the office. There was discussion regarding the signed commitment from the rezoning approval. Mr. Simon talked about the development plan petition and drawings including the 2-stage ditch calculations and lighting on the building. There was additional discussion on the lighting on the building and how light is not allowed to leave the property. The board had a discussion on the fence that needs to be installed and the location of said fence. It was decided that the Town of Ossian would be contacted to see where the sewer line would be located so that the fence wouldn't interfere with the project. There was discussion on items filed with the state for approval, and the board was told that it was filed on the 28th of June. The Drainage Board process was discussed, and Jarrod gave the history of approvals for the property. He said that the any dirt from the 2-stage ditch will need to leave the property now as the building pad is done for the building. Mrs. Woodworth said she had received complaints from neighbors about the lighting on the building. Other board members said the same.

Jerome Markley asked for any public comment. Mike Fancher talked about the lights shining into their home and how the property is currently being used as well as the apartments. He

offered to show the board video proof if needed. There were no additional comments from the public.

Jason Meyer said that the lights causing the problems would be turned off even though he has been told by many people that they look nice. Jarrod Hahn said that he would have hoped that the lights had been taken care of long ago when they were mentioned at the rezoning hearing, and that is troubling to hear it's still a problem. He said that he was unsure if future commitments would be upheld. Mr. Hahn said that the State Design Release is for public buildings to protect the public. It was said that there are more violations now than when this all started. There is a discussion on the sign being removed and needing to be replaced. Jerome Markley said that it sounded like the petition would need to be continued. Tyson Brooks asked if we could give a list of items that need to be completed before the next meeting to show action on Mr. Meyer's part. Chandler Gerber asked how this all came about and why there were so many issues. The apartments were mentioned as it's only one apartment currently. Mr. Meyer said that he built it adaptable for a duplex. There was discussion on who currently lived in the apartment and that Mr. Meyer stated he stayed there from time to time with his roommates. When asked to confirm, he stated that he lived there from time to time with his roommates. Melissa Woodworth made a comment that just because no action is being taken currently by local authorities doesn't mean that there isn't someone from state that can stop it all and enforce items not enforceable by local authorities.

Motion to continue to August 1, 2024, APC meeting: Jarrod Hahn

Second: Tim Rohr

Vote: 11-0

OTHER BUSINESS:

WELLS COUNTY VISION 2035 COMPREHENSIVE PLAN PROGRESS

Michael Lautzenheiser talked about the community planning moving forward and how it made an about shift and how the committee wanted to take a look at surrounding communities and see what we can do to make Wells County and the incorporated communities attractive.

REVITALIZATION/TRAILS UPDATES

Michael Lautzenheiser gave trail and alley updates. He talked about the RAISE Program and how the Poka-Bache Task Force has hired a grant writing team to apply for the grants.

HOUSING STUDY UPDATE

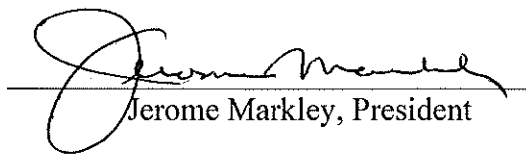
Michael Lautzenheiser said that the office has had an uptick in questions about multi-family housing and the need for workforce housing. There will be a rezoning petition at the August meeting for a multi-family development.

ADVISORY:

Jerome Markley confirmed the meeting on August 1, 2024. He also mentioned that the October meeting would be taking place on the second Thursday (October 10, 2024).

ADJOURN:

John Schuhmacher made a motion to adjourn the meeting. Tim Rohr seconded the motion. The motion was carried with a vote of 11-0. The July 11, 2024, Area Plan Commission meeting adjourned at 8:38 p.m.


Jerome Markley, President

ATTEST: 
Michael Lautzenheiser Jr., Secretary